FORM 1

STAFFORDSHIRE *moorlands* DISTRICT COUNCIL

AIMING·FOR·EXCELLENCE

Part 1

Planning Service

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

APPLICATION FOR FULL AND OUTLINE PLANNING PERMISSION OR APPROVAL OF RESERVED MATTERS

Please read the attached guidance notes before completing this form.

FIVE copies of this form and FIVE copies of the plans are required.

1. APPLICANT	2. AGENT
Name: Mrs J Wheeler	Name: NA
Address: Rownall Cottage Farm, Rownall Road, Wetley Rocks, Stoke-on-Trent, ST9 0BT	Address:
Tel. No.: 07801 849296	Tel. No.:

Particulars of Proposed Development

3. Address or location of proposed development.	Rownall Cottage Farm, Rownall Road, Wetley Rocks, Stoke-on-Trent ST9 0BT
4. Description of proposed development.	Construction of Equestrian Arena with Landscaping

Type of Application

5. (a) Is this a full application? (This includes a change of use)	~~YES~~/~~NO~~		
(b) Is this an outline application? (See Guidance Notes)	~~YES~~/NO	If **YES** tick the items (if any) for which you are seeking approval at this stage. 1. Siting (inc. layout) θ 2. Design θ 3. External Appearance θ 4. Means of Access θ 5. Landscaping θ	
(c) Are you applying for approval of reserved matters following an outline permission?	~~YES~~/NO	If **YES** state reference and date of outline permission.	
(d) Are you applying for temporary permission?	~~YES~~/NO	If **YES** state the length of period for which you are applying.	
(e) Are you applying for renewal of an existing temporary permission or to continue a use or retain a building without complying with a condition(s)?	~~YES~~/NO	If **YES** state reference and date of existing permission and relevant condition where appropriate.	
6. State whether your proposal includes:- (a) New Buildings	~~YES~~/NO		
(b) Alterations or extensions to existing buildings	~~YES~~/NO		
(c) Change of Use	YES/NO		
(d) Construction of new access to highway Vehicular / Pedestrian	~~YES~~/NO / ~~YES~~/NO		
(e) Alteration of existing access to highway Vehicular / Pedestrian	~~YES~~/NO / ~~YES~~/NO		
(f) Any operations not falling within the above categories.	~~YES~~/NO		

Site Particulars

	Pasture land

7. (a) Present use of land or buildings.		
(b) If vacant, state the last use and the date it ceased.		
(c) What is the area of the application site? (metric only)	800m^2	
(d) Are there any buildings which are to be demolished?	~~YES~~/NO	If **YES** indicate on your submitted plans
(e) Are there any trees which will have to be lopped, topped or felled?	~~YES~~/NO	If **YES** indicate on your submitted plans
(f) Are there any public rights of way crossing the site?	~~YES~~/NO	If **YES** indicate on your submitted plans and show any proposed diversion

Additional Information

8. Are you providing public open space within the development?	~~YES~~/NO	If **YES** please ensure this is clearly identified on the submitted plans. If **NO** please refer to guidance notes		
9 State the type, colour and finish of the external materials. (If alterations or extensions to buildings are involved)	Existing Walls	NA		
	Proposed Walls	NA		
	Existing Roof	NA		
	Proposed Roof	NA		
10. How will surface water be disposed of? (Please tick appropriate box)	Mains θ Soakaway θ Other ✓ *(please state)* surface runoff through culverts			
11. How will foul sewage be dealt with?	Mains θ Septic Tank θ Other θ *(please state)* NA			
12. How many vehicle parking spaces do you intend to provide?	Existing Spaces within site (if any)	NA	Additional Spaces	NA
13. Is the application for industrial, office, warehousing, storage, retail or other commercial development?	~~YES~~/NO	If **YES** complete **Form 2**		
14. Is the application for a dwelling or caravan in connection with agriculture, horticulture or forestry?	~~YES~~/NO	If **YES** complete **Form 3**		

Ownership

15. State the nature of the applicant's interest in the application site. (Owner, lessee, prospective purchaser, etc.)	Owners
16. State whether the applicant owns or controls any adjoining land and if so give its location (also edge blue on plans).	Land (approx. 5 acres) that is part of Rownall Cottage Farm– see plan
17. Which certificate are you submitting with your application? (For information on the correct certificate required please see guidance notes)	**A** ✓ **B** θ **C** θ **D** θ

Fee

18. State the amount of the fee submitted with the application	Fee paid with original submission 07/01120/FUL

19. I/We hereby apply for:- (Tick appropriate box)

(a) Planning permission to carry out the development described in this application and the accompanying plans. ✓

(b) Approval of details of such matters as were reserved in the outline permission described in this application and the accompanying plans.

(c) Planning permission to retain buildings or works already carried out, or a use of land already commenced as described in this application and the accompanying plans.

I/We understand that this is an application for planning permission only and not for any other form of approval which may be required.

Signed: ..... Dated: 6/4/08

On behalf of: .....

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Planning Service

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE
MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

PART 2

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Certificate A(a)

I certify that:

on the day 21 days before the date of the accompanying application/~~appeal~~* nobody, except the applicant/~~appellant~~*, was the owner*(b)* of any part of the land to which the application/~~appeal~~* relates.

Signed .....

*On behalf of .....

Date .....6/4/08.....

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) 'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

08 / 50 ... APR 2008 - 3 PM

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Agricultural Holdings Certificate (a)

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert 'not applicable' as the information required by the second alternative.

- * ~~None of the land to which the application/appeal* relates is, or is part of, an agricultural holding.~~

or

- * I have/The applicant has/The appellant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates as follows:

Tenant's name	Address at which notice was served	Date on which notice was served
Not applicable – no tenants on the land		

Signed .....JWhadler.....

*On behalf of .....

Date .....6/4/08.....

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.

Construction of Equestrian Arena with Landscaping

Rownall Cottage Farm
Rownall Road
Wetley Rocks
Stoke-on-Trent
ST9 0BT

Design

Use The arena is for the personal use of the Applicant, Mrs J. Wheeler, for equestrian use and schooling of horses.

Amount The proposal is to construct an equestrian arena having an all-weather surface and surrounded by a post and rail fence, with two access gates.

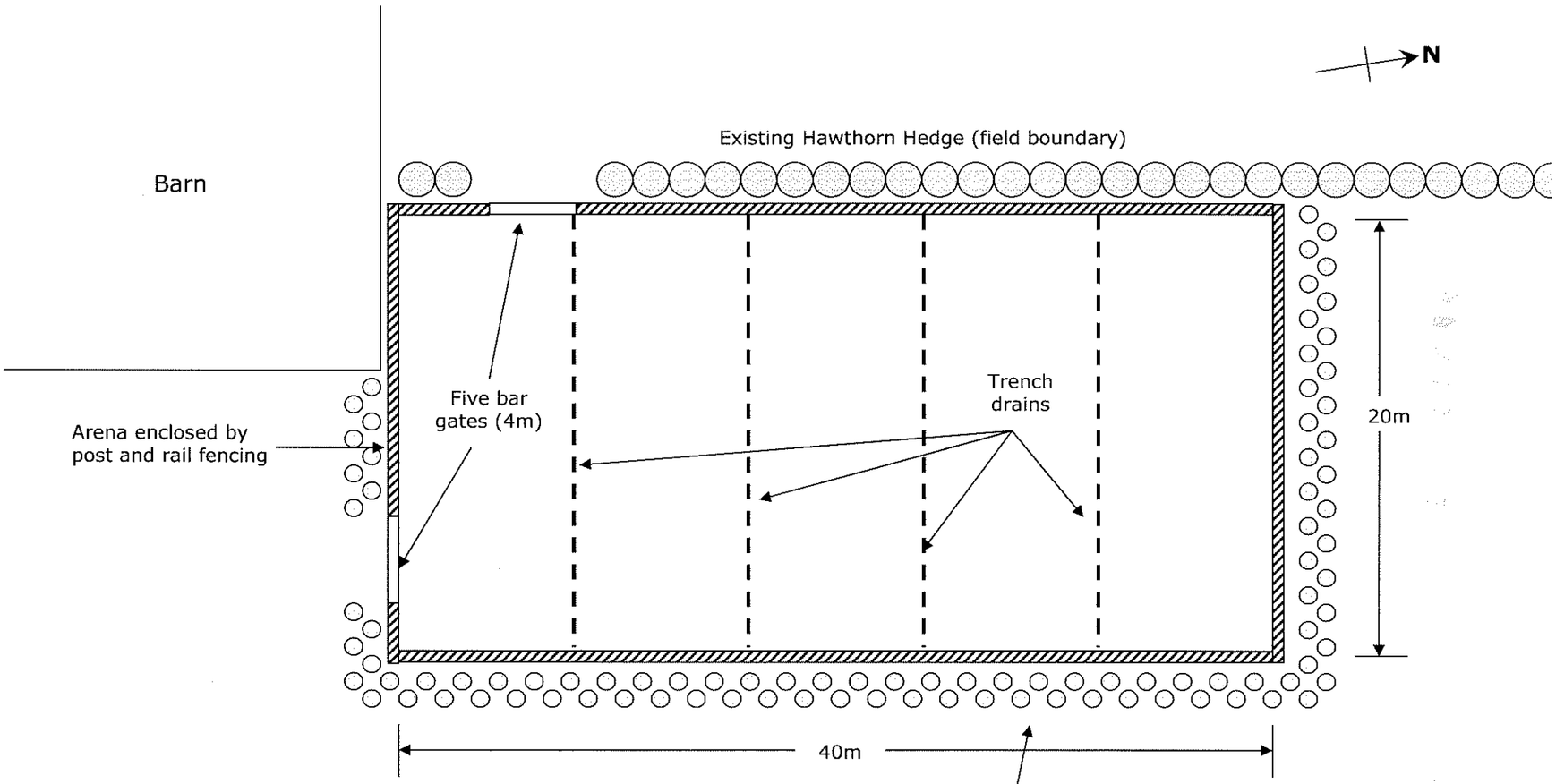
Layout The most suitable site has been chosen, being close to the farm outbuildings/stables and out-of-sight for the neighbours and from the public highway. There are no public footpaths that run through any of our land.

Scale The arena will have a surface measuring 40m x 20m, surrounded by a post and rail fence that will be 1.2m high. There is some levelling of the land required meaning that the surface of the arena will be approximately 0.8m higher than the current ground level at one side.

Landscaping The hawthorn hedge that is currently in place along one side of the proposed site will be maintained and improved. In addition, on the other three sides of the arena a new, double staggered row of hedging will be planted. This will consist of hawthorn (80%) and holly (20%) bushes at 0.5 m intervals between the rows and the plants within rows, as instructed by Steve Massey.

The surface of the surrounding pasture will be returned to its original state following the proposed works.

Appearance The surface of the arena will consist of shredded Douglas fir woodfibre – sample submitted with original application. The post and rail fence will be constructed of pressure treated rough sawn softwood. Floodlighting will not be installed.

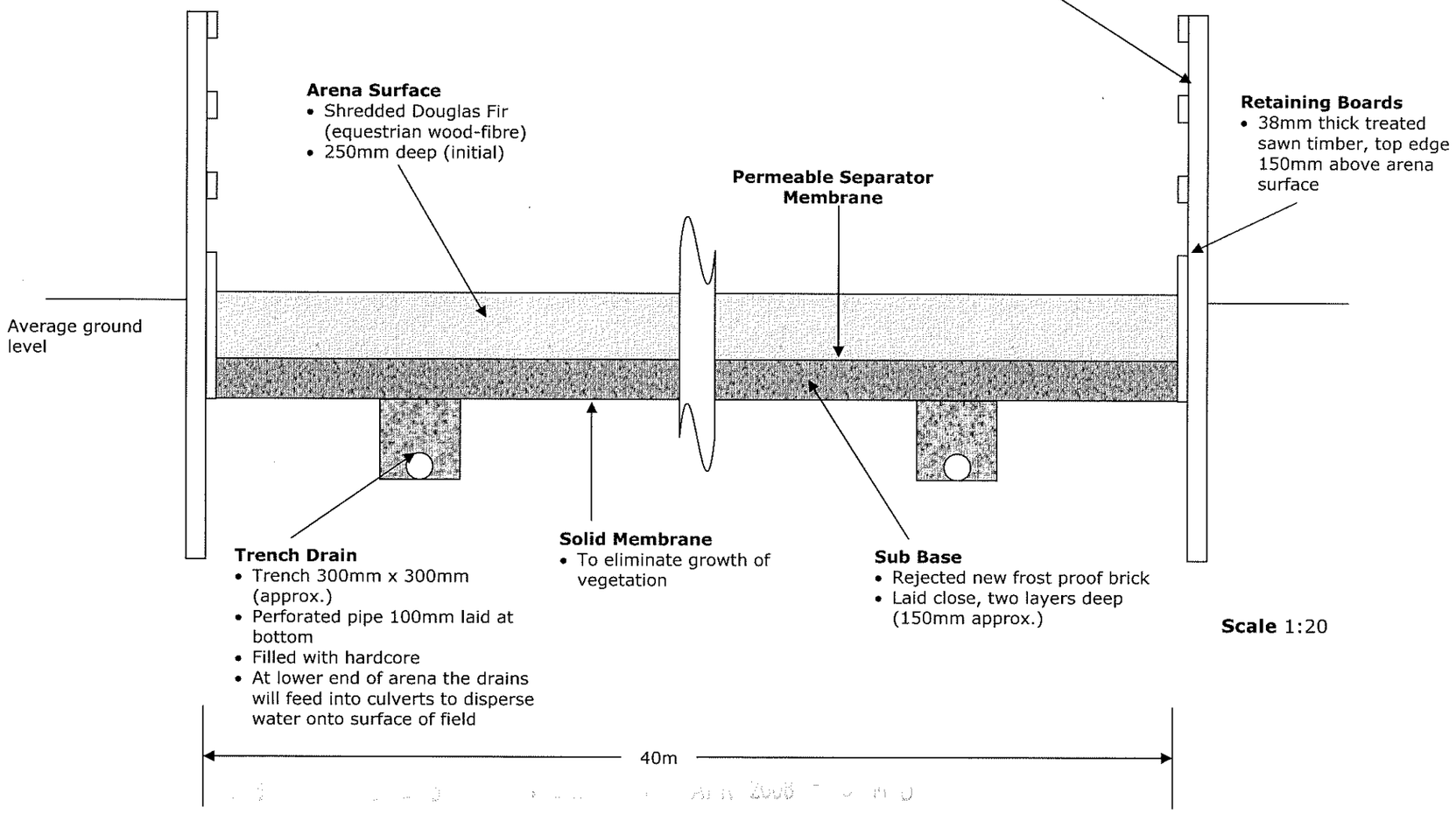


Rownall Cottage Farm
Rownall Road
Wetley Rocks
Stoke-on-Trent ST9 0BT

Proposed Arena Layout Plan
2 April 2008

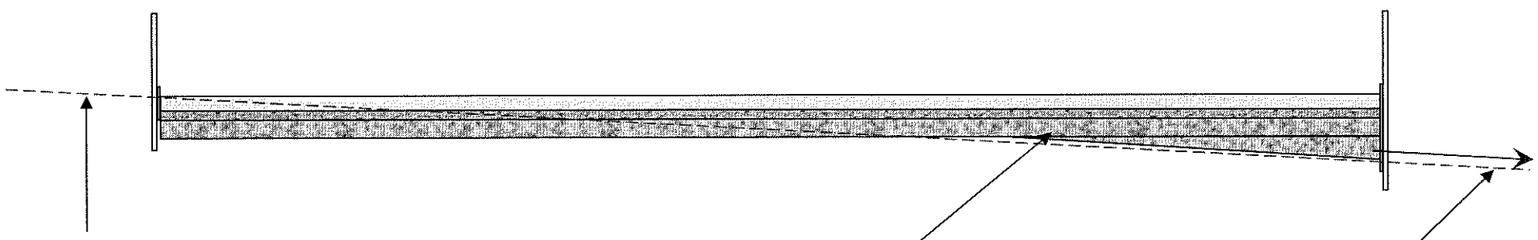
Rownall Cottage Farm
Rownall Road
Wetley Rocks
Stoke-on-Trent ST9 0BT

Proposed Arena Longitudinal Cross-sectional Diagram
2 April 2008



Rownall Cottage Farm
Rownall Road
Wetley Rocks
Stoke-on-Trent ST9 0BT

Proposed Arena Cross-sectional Diagram - across width to show land gradient
2 April 2008



Land Level
- Drop of 1.1m approx across width of arena

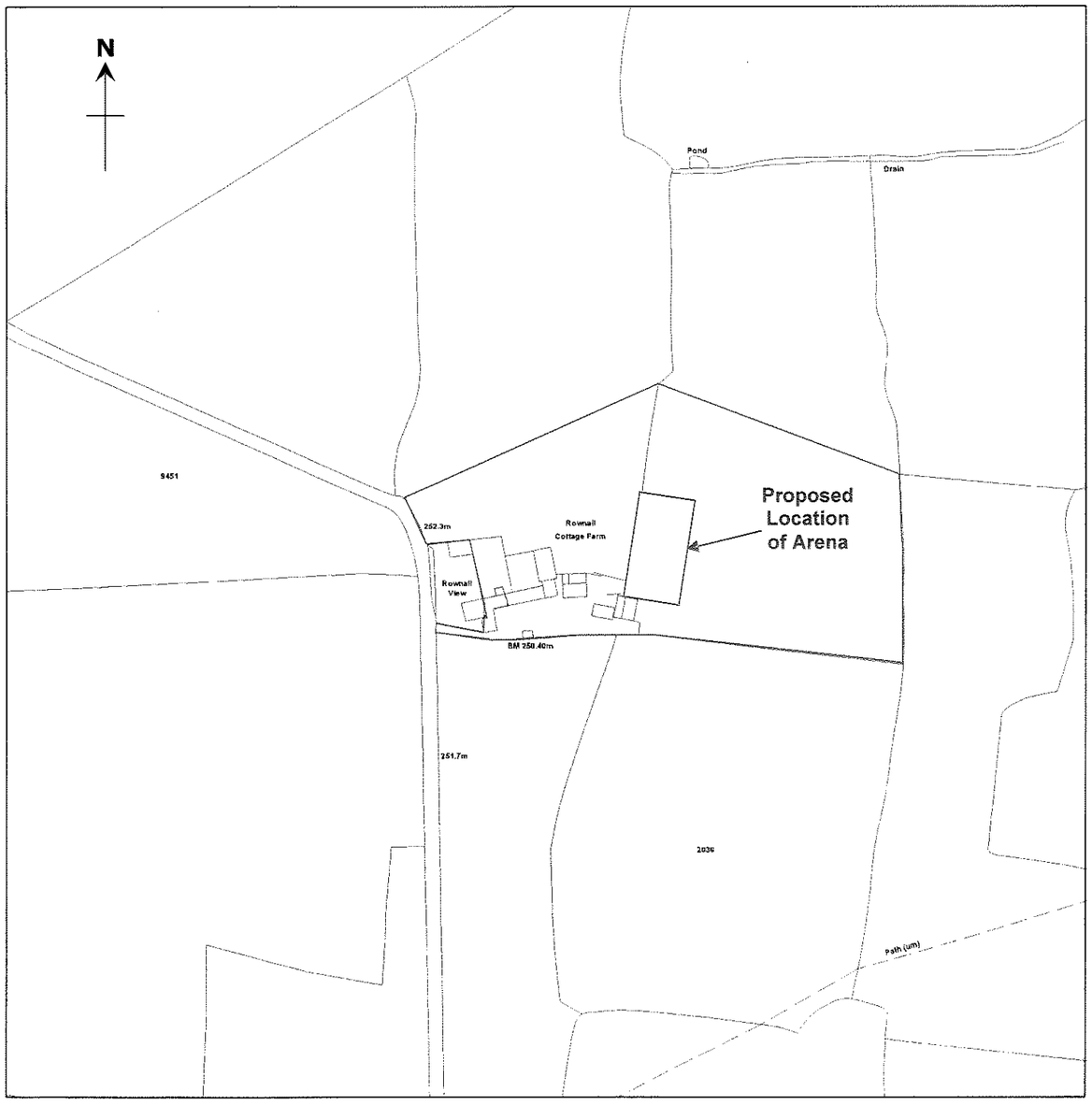
Trench Drain
- Run across width of Arena
- At 'bottom' edge slope downwards so that culverts emerge at land level

Rainwater
- Emerges from cuylverts and runs off down field. Natural slope ensures water will not build or stand on surface.

Scale 1:100

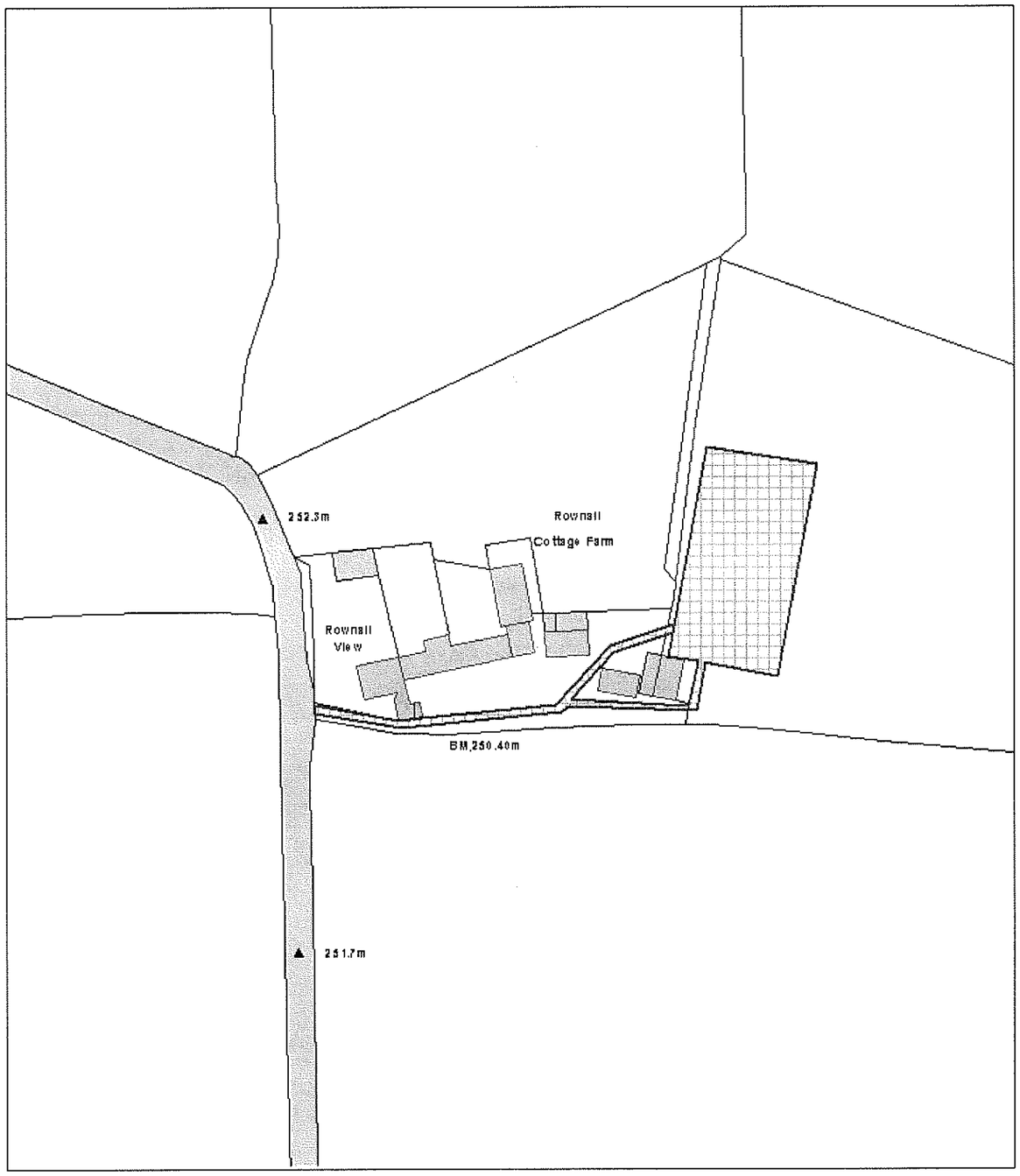
Rownall Cottage Farm
Rownall Road
Wetley Rocks
Stoke-on-Trent ST9 0BT

Site Location Plan
2 April 2008



Scale : 1:2500

Reference:	08/00925/FUL Cheddleton



Scale : 1:1250

© Crown copyright. All rights reserved.
Staffordshire Moorlands District Council.
Licence no. 100018384. 2007.

Organisation	SMDC
Department	Planning
Comments	

N

252.3m

Barn
for conversion

Stables

Sheds

Proposed
Location
of Arena

Rownall
View

House

BM 250.40m

Garage

Access routes
from public
highway

Hay shed

Rownall
Road

Rownall Cottage Farm
Rownall Road
Wetley Rocks
Stoke-on-Trent
ST9 0BT

Site Location Plan
2 April 2008

Scale 1:500