PART ONE

08/00489/FUL 10.03.08

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: MIKE | Surname: HOLLINGWORTH

Company name: GREENE KING PLC

Street address: ABBOT HOUSE
WESTGATE STREET

Town/City: BURY ST EDMUNDS
County:
Country:
Postcode: IP33 1QT

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Oliver | Surname: Barker

Company name: MALLARD DESIGN

Street address: 5A
Railway Road

Town/City: Ilkley
County: West Yorkshire
Country:
Postcode: LS29 8HQ

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address: OLIVER@MALLARDESIGN.CO.UK

3. Description of the Proposal

Please describe the proposed development including any change of use:
PROPSED CANOPY TO FRONT ELEVATION WITH DUMMY MANSARD ROOF, TILES TO MATCH EXISTING

Has the building, work or change of use already started? ( ) Yes (•) No

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4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix:

House name: The Master Potter

Street address: Tear Road

Cheadle

Town/City: STOKE ON-TRENT

County:

Postcode: ST10 1LW

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 400882

Northing: 342767

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Roof - description:

Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

TILES TO MATCH EXISTING

Others - description:

Type of other material: SEE DRAWINGS

Description of *existing* materials and finishes:

SEE DRAWINGS FOR FURTHER DETAILS

Description of *proposed* materials and finishes:

SEE DRAWINGS FOR FURTHER DETAILS

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

200A

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☒

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☒ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site?

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

PUBLIC HOUSE

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ○ Yes ◉ No ○ Unknown

20. Employment

If known, please complete the following information regarding employees:

	Full time	Part time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A3							☒

22. Site Area

What is the site area? 2,294 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site.

NA

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: OLIVER Surname: BARKER

Person role: Agent Declaration date: 05/03/2008 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: OLIVER Surname: BARKER

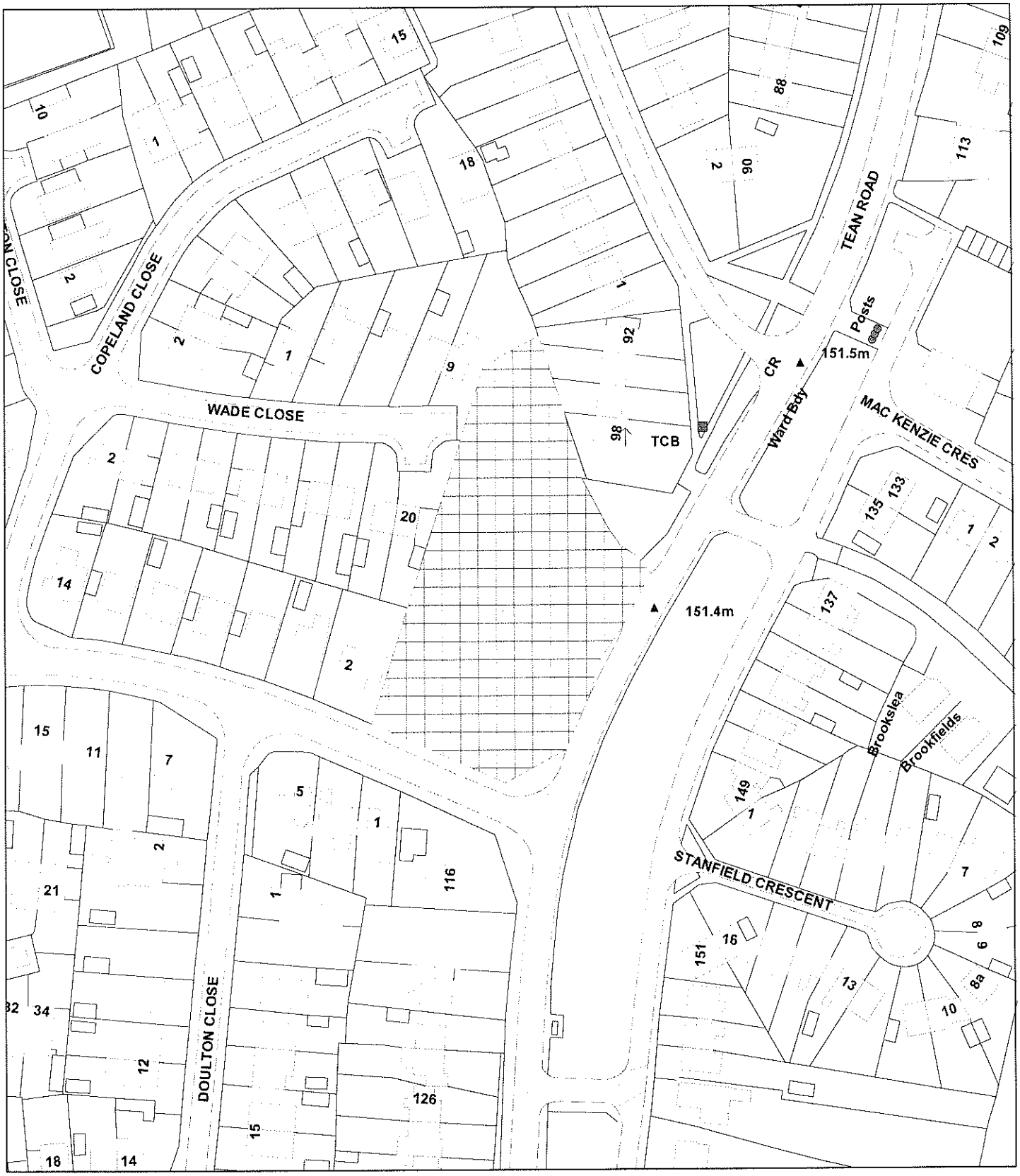
Person role: Agent Certification date: 05-03-2008 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 05-03-2008

Reference:	08/00489/FUL Cheadle



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Organisation	Not Set
Department	Not Set
Description	

Design & Access Statement

Property: **The Master Potter**

Address: **Tean Road, Cheadle , Stoke on Trent, ST10 1LW**

Scope of Works: Extension, alterations and internal refurbishment of existing Public House

The application site is located on Tean Road, Cheadle in a predominantly residential area.

The existing public house is of a typical 1960's design constructed in brick with a painted render finish to first floor elevations. Ample car parking facilities are provided to both sides of the property and the existing access is to be retained to both car parking areas.

Proposals include the introduction of a new side entrance lobby and front entrance lobby linked to a covered seating area to the existing patio area. The new structure consists of a dummy mansard roof complete with pitched canopies to the lobbies to accentuate the new entrance areas. The roof structure is to be supported on brick piers matching the brickwork of the existing building. The scale and materials of the canopy have been considered and selected to reflect the inherent architectural style of the building.

Internally alterations are to be made to the general layout to provide better eating and drinking areas and to provide better service and supervision of all areas. Disabled facilities are to be retained as existing. Consideration has also been given to segregating customers wishing to drink and play pool from other customers wishing to dine.

All areas are to be fully refurbished inclusive of new soft furnishings, lighting, seating, loose furniture etc to provide a relaxed quality environment.

All design elements have been given the utmost consideration in line with the policies of the local planning policies and it is our opinion that the materials chosen will compliment and contrast with the existing style and inherent architectural characteristics of the building.

If the application were to be approved it is our opinion that the quality of the service to the customers would be greatly improved, security for the customers would also be improved and the property itself would be greatly improved

aesthetically providing an attractive leisure outlet set within the locality providing not only improved recreational facilities but also additional employment to the area.

All materials used are to echo those of the main building and where new materials are introduced, attention will be given to the style ensuring that they reflect the inherent architectural qualities of the existing building.

Existing access to and from the site off the pedestrian and highway network is well established and is to remain unchanged for emergency services as is access to off street parking and beer / food delivery areas.

Oliver Barker
05-03-2008