Part 1

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: Peter
Surname: Peake

Company name: Head of Estates Management - North Staffordshire Est

Street address: Bucknall Hospital, Ward 11
Eaves Lane
Bucknall
Town/City: Stoke-on-Trent
County: Staffordshire
Country:
Postcode: ST2 8LD

	Country Code	National Number	Extension Number
Telephone number:	01782	273510	
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: David
Surname: Werrell

Company name: VWB Architects

Street address: Milford House
West Street
Town/City: Congleton
County: Cheshire
Country: England
Postcode: CW12 1JW

	Country Code	National Number	Extension Number
Telephone number:	01260	272891	
Mobile number:			
Fax number:			

Email address: davidwerrell@vwbarchitects.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Additional Carparking within existing Hospital grounds.

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

4. Site Address Details

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

House: 0 Suffix:

House name: Leek Moorlands Hospital

Street address: Ashbourne Road

Town/City: LEEK

County: Staffordshire

Postcode: ST13 5BQ

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

Easting: 399447

Northing: 356177

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Michael Surname: Green

Reference: Site meeting 21st January 2008 and subsequent SMDC letter from Mr M Green

Date (DD/MM/YYYY): 11/02/2008 (Must be pre-application submission)

Details of the pre-application advice received:

Supplement boundary screening / avoid or minimise illumination / reuse existing natural stone.

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):

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Additional Car Parking Area '3' will require a retaining wall. It is proposed to use natural stone reclaimed from the demolition of an existing retaining wall, supplemented with new natural stone to match existing.

10. Materials (continued)

Boundary treatments - description:

Description of *existing* materials and finishes:

Within the site boundary there is various boundary landscape screening.

Description of *proposed* materials and finishes:

The existing boundary landscape screening will be improved in accordance with proposals agreed with the LPA.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Existing carparking and access roadways within the site include generally tarmac and concrete kerbs.

Description of *proposed* materials and finishes:

Additional carparking and access roadways will be tarmac and concrete kerbs to match existing materials.

Lighting - add description

Description of *existing* materials and finishes:

The existing hospital grounds including access paths, roadways and parking areas are generally illuminated.

Description of *proposed* materials and finishes:

Additional access roadways and carparking areas are to be illuminated to provide safety, in accordance with proposals agreed with the LPA.

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

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
Cars	86	133	47

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

s there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land djacent to or near the application site:

) Protected and priority species

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

) Designated sites, important habitats or other biodiversity features

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

) 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:

Community Hospital

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

22. Site Area

What is the site area? 14300 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:

n/a

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: David Surname: Werrell

Person role: Agent Declaration date: 29/03/2008 ☒ 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: David Surname: Werrell

Person role: Agent Declaration date: 29/03/08 ☒ 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 29/03/08

DESIGN & ACCESS STATEMENT

Additional Carparking, LEEK MOORLANDS HOSPITAL

Application for Full Planning Permission to - Create (47no.) additional carparking spaces in three separate areas within the existing site boundary in response to the increasing use of this community hospital.

ASSESSMENT of the site and surroundings.

Leek Moorlands Hospital is a long established facility with an increasing demand for carparking causing problems with vehicles parking outside the site area on adjacent residential roads. The Managing Director (Christine Fearns) North Staffordshire PCT explains the background to this application in her letter dated 8th February 2008 (attached to this application).

The site as a whole is bounded to the SW / NW by Ashourne Road / Kniveden Lane, and rises up to the NE / SE where it abuts the rear gardens of residential properties on Trafford Close / Moorland Road. There is existing perimeter planting with mature trees to the SW / NW and more recent less mature planting to the NE / SE dating from a major site development of the 1980's.

There are no trees protected by TPO within the hospital grounds although those existing contribute to the character of the site. There are trees protected by TPO within the gardens of properties to the east at/close to the boundary.

Vehicle access to the site is from Kniveden Lane to the main carparking and delivery areas and from Ashbourne Road. The parking areas accessed from these two points are unconnected within the site.

DESIGN SOLUTION

There are currently 86no.parking spaces within the site, 64no. of these accessed from Kniveden Lane and 22no. from Ashbourne Road. The proposal will increase the site provision by 47no. spaces giving a site total of 133no. spaces, 92no. of these accessed from Kniveden Lane and 41no. from Ashbourne Road. In order to maximize the improvement of the parking arrangements for the public it is proposed to direct staff to the Ashbourne Road access only (currently used by staff only) leaving the Kniveden Lane access for public and deliveries only.

There are only two areas within the site where significant additional carparking can physically be located – to the east of the existing main carpark (Area '1') and to the south (Area '3'). A smaller area within the site (Area '2') is also available.

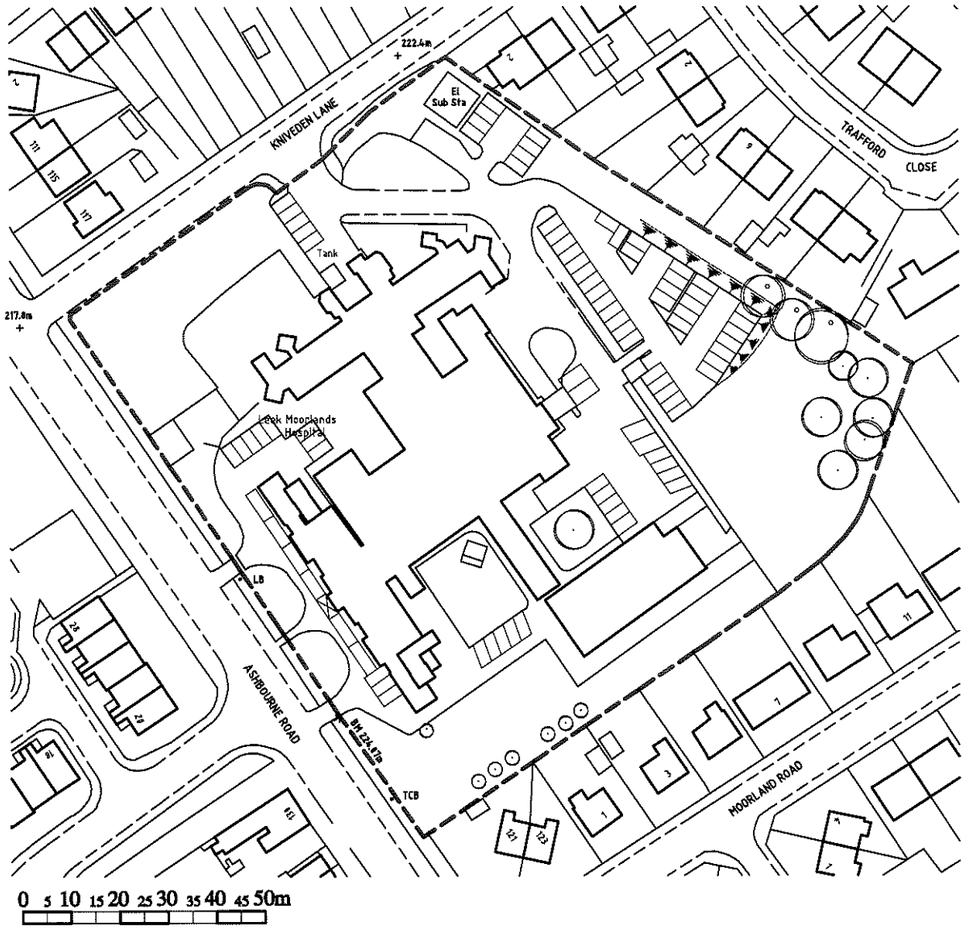
Area '1' – This group of 23no. new spaces forms an extension to the existing main carpark and continues the existing parking bay pattern and materials (tarmac / concrete kerbs) and partly replaces a grassed area. The new parking, like the existing, cuts into the rising ground with grass banking up to the existing boundary screening. This should give very good visual and audio separation for the adjacent domestic properties. Two (max) of the existing trees may need to be felled and will be replaced.

Area '2' – This group of 5no. new spaces (and 5no. exiting repositioned) replaces a grassed area and will require the felling of a single tree. Tarmac and concrete kerbs will match the existing surroundings. The hospital will from time to time be providing mobile services to the community and it is proposed that such large trailer type vehicles will be parked in this area to be close to the hospital entrance and utility services connections. When mobile services are on site there would be a reduction in carparking spaces available in this area.

Area '3' – This group of 19no. new spaces (and 5no. existing repositioned) partly replaces an existing low stone faced wall retaining a grassed area up towards the boundary. A new high stone faced wall (reusing existing stone reclaimed and supplemented with new stone) will retain the ground approximately seven metres from the boundary with the adjacent residential gardens. The difference in level between the adjacent properties and tarmac level should give very good visual and audio separation for the adjacent domestic properties. One existing trees will need to be felled and will be replaced.

It is proposed to provide minimum safety illumination to the 3no. new parking areas and to enhance the existing boundary screening in accordance with proposals to the approval of the LPA. (end)

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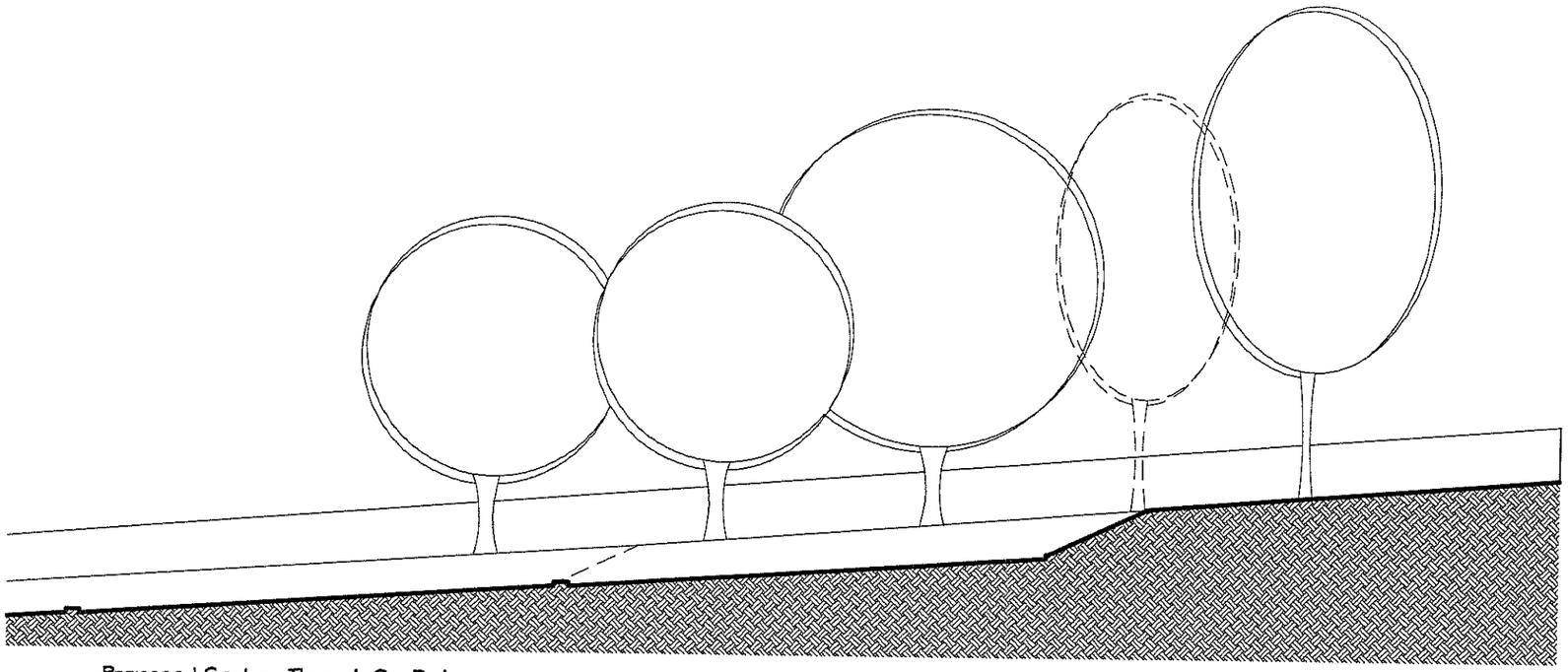


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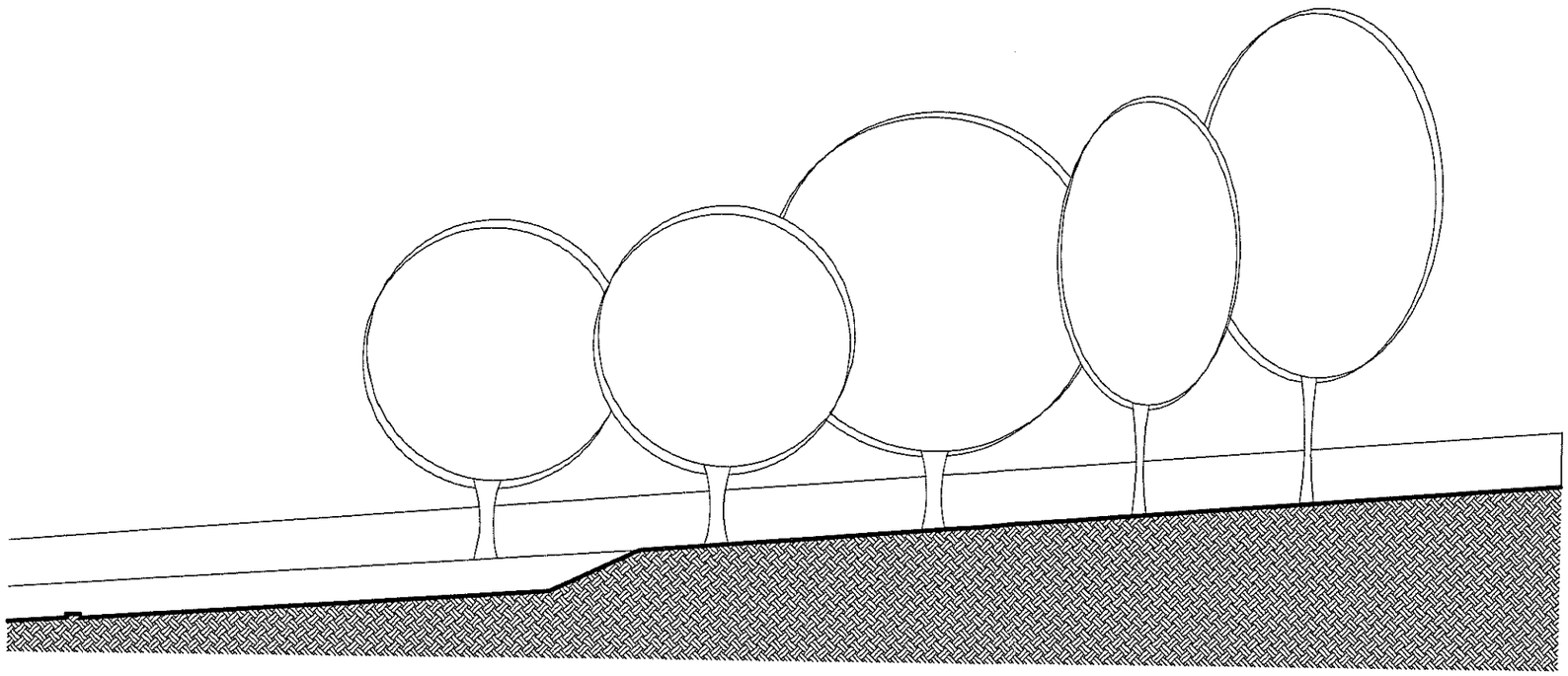
V W B A R C H I T E C T S

Milford House, West Street, Congleton, Cheshire, CW12 1JW FAX: 01260 273406 Telephone: 01260 272891

PROJECT	Additional Carparking at Leek Moorlands Hospital	SCALE	1/1250 @ A4
CLIENT	North Staffordshire Estates Agency for Staffordshire Moorlands PCT	DATE	March 2008
TITLE	Site Location Plan	DRWG. No.	3370/01A



Proposed Section Through Car Park



Section Through Car Park as Existing

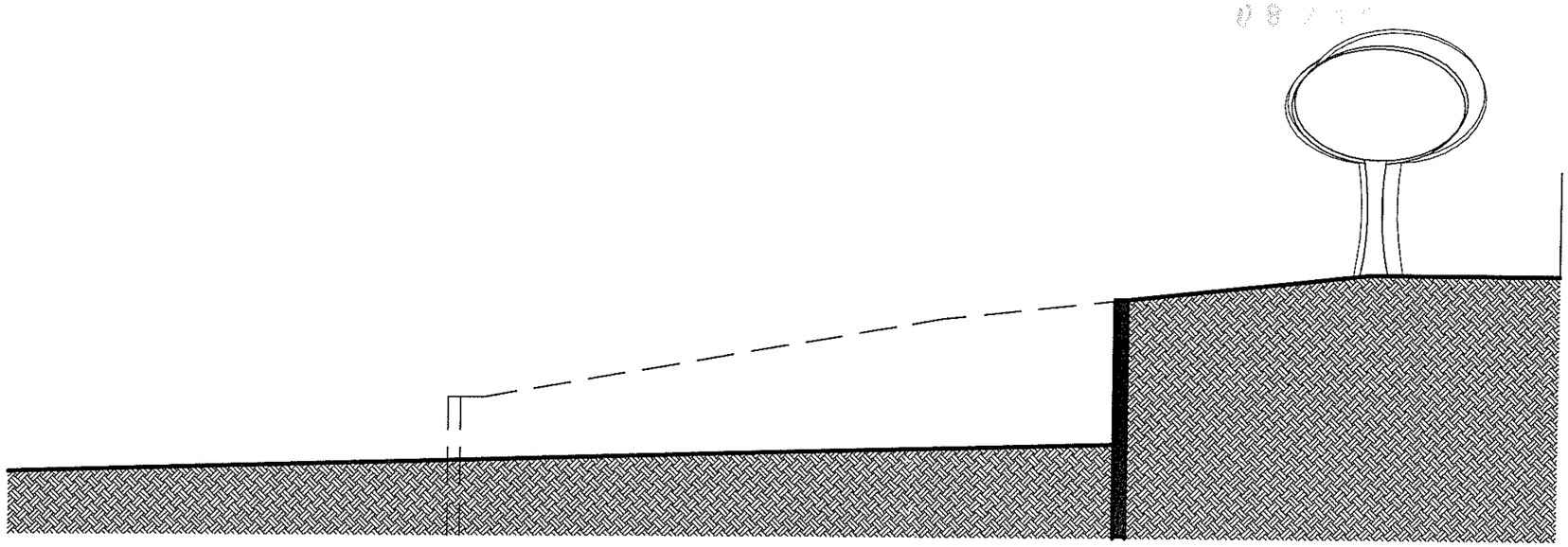
V W B A R C H I T E C T S

Milford House, West Street, Congleton, Cheshire, CW12 1JW FAX: 01260 273406 Telephone: 01260 2728

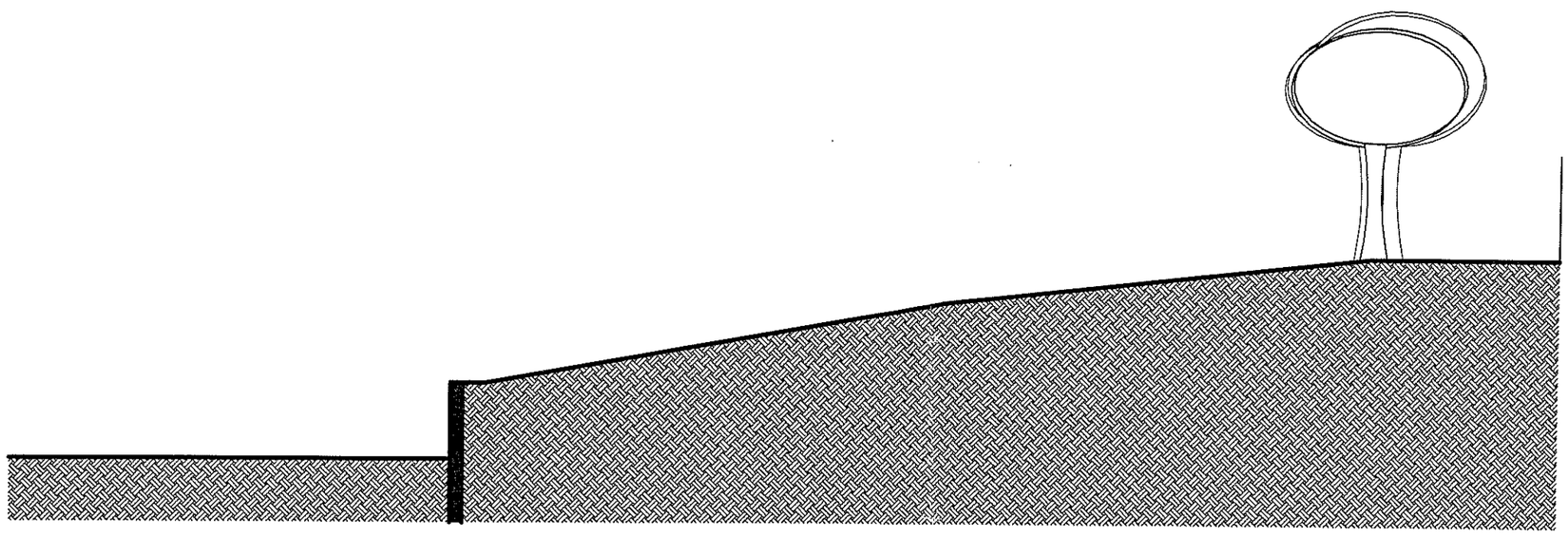
PROJECT Additional Carparking Leek Moorlands Hospital SCALE 1:200

CLIENT North Staffordshire Estates Ageny for Staffordshire Moorlands PCT DATE January 20

DRWG



Proposed Section Through Car Park



Section Through Car Park as Existing

V W B A R C H I T E C T S

Milford House, West Street, Congleton, Cheshire, CW12 1JW FAX: 01260 273406 Telephone: 01260 2728

PROJECT Additional Carparking Leek Moorlands Hospital SCALE 1:100

CLIENT North Staffordshire Estates Ageny for Staffordshire Moorlands PCT DATE January 20

DRWG