STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

08/00992/OUT -7 MAY 2008 - MO

Application for Outline Planning Permission with all matters reserved.
Town and Country Planning Act 1990

Part 1

Publication of planning applications on council websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR.	First name:	PETER		
Last name:	STODDARD				
Company (optional):					
Unit:		House number:		House suffix:	
House name:	WHITEHAVEN				
Address 1:	CLAY LAKE				
Address 2:	ENDON				
Address 3:					
Town:	STOKE-ON-TRENT				
County:	STAFFORDSHIRE				
Country:	ENGLAND				
Postcode:	ST9 9DE				

2. Agent Name and Address

Title:		First name:			
Last name:					
Company (optional):					
Unit:		House number:		House suffix:	
House name:					
Address 1:					
Address 2:					
Address 3:					
Town:					
County:					
Country:					
Postcode:					

3. Description of the Proposal

Please describe the proposal:

OUTLINE PLANNING PERMISSION APPLICATION FOR THE CONSTRUCTION OF A SINGLE DWELLING ON A 558m² PLOT CURRENTLY PART OF THE APPLICANTS OWN PROPERTY AS ABOVE

3. Description of the Proposal (continued)

Has building or works already been carried out? ☐ Yes ☑ No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the works been completed? ☐ Yes ☐ No

If Yes, please state when the works were completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: WHITEHAVEN

Address 1: CLAY LAKE

Address 2: ENDON

Address 3:

Town: STOKE - ON - TRENT

County: STAFFORDSHIRE

Postcode (optional): ST9 9DE

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

Easting: | Northing:

Description:

5. 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 a 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 ☐ Unknown

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Existing watercourse

☐ Soakaway ☐ Pond/lake

☑ Main sewer ☐ Unknown

6. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☑

Officer name: MRS. TERESA CRITCHLOW

Reference:

Date (DD/MM/YYYY): APRIL '08
(must be pre-application submission)

Details of pre-application advice received?

GENERAL ADVICE ON INFORMATION REQUIRED BY COUNCIL FOR PLANNING APPLICATION AND MORE SITE SPECIFIC INFORMATION ON POSSIBLE PLANNING RESTRICTIONS FOR THE SITE

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☑ Yes ☐ No

If Yes, please provide details:

NEIGHBOURS AT 'HIGHPOINT' HAVE BEEN INFORMED OF THE APPLICATION

8. Council Employee / Member

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

If Yes, please provide details:

9. Site Area

Please state the site area in hectares (ha) 0-0558

10. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☑ Yes ☐ No
If Yes, please complete details of the changes in the tables below:

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐				✓		\
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							\

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =*	\

Total existing residential units *(E + F + G + H) =*	

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): \

11. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☑ No ☐ Unknown

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross internal floorspace proposed (including change of use)(square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐			☐		☐	
	Net tradable area:	☐			☐		☐	
A2	Financial and professional services	☐			☐		☐	
A3	Restaurants and cafes	☐			☐		☐	
A4	Drinking establishments	☐			☐		☐	
A5	Hot food takeaways	☐			☐		☐	
B1 (a)	Office (other than A2)	☐			☐		☐	
B1 (b)	Research and development	☐			☐		☐	
B1 (c)	Light industrial	☐			☐		☐	
B2	General industrial	☐			☐		☐	
B8	Storage or distribution	☐			☐		☐	
C1	Hotels and halls of residence	☐			☐		☐	
C2	Residential institutions	☐			☐		☐	
D1	Non-residential institutions	☐			☐		☐	
D2	Assembly and leisure	☐			☐		☐	
OTHER	Please specify	☐			☐		☐	
		☐			☐		☐	
	Total							

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	☐		☐		☐	
C2	Residential Institutions	☐		☐		☐	
Other	Hostels	☐		☐		☐	

12. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

13. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

14. 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:

Is the proposal a waste management development? ☐ Yes ☐ No ☐ Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational through put in tonnes (or litres if liquid waste)	Unknown
Inert landfill	☐		☐		☐
Non-hazardous landfill	☐		☐		☐
Hazardous landfill	☐		☐		☐
Energy from waste incineration	☐		☐		☐
Other incineration	☐		☐		☐
Landfill gas generation plant	☐		☐		☐
Pyrolysis/gasification	☐		☐		☐
Metal recycling site	☐		☐		☐
Transfer stations	☐		☐		☐
Material recovery/recycling facilities (MRFs)	☐		☐		☐
Household civic amenity sites	☐		☐		☐
Open windrow composting	☐		☐		☐
In-vessel composting	☐		☐		☐
Anaerobic digestion	☐		☐		☐
Any combined mechanical, biological and/ or thermal treatment (MBT)	☐		☐		☐
Sewage treatment works	☐		☐		☐
Other treatment	☐		☐		☐
Recycling facilities construction, demolition and excavation waste	☐		☐		☐
Storage of waste	☐		☐		☐
Other waste management	☐		☐		☐
Other developments	☐		☐		☐

Please provide the maximum annual operational throughput of the following waste streams:	
Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

15. Existing Use

Please describe the current use of the site: PART OF GARDEN

Is the site currently vacant? ☑ Yes ☐ No

If Yes, please describe the last use of the site: GARDEN

When did this use end (if known)? DD/MM/YYYY _____ (date where known may be approximate)

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

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

16. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		25\4\2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

16. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
[signature]		25/4/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

17. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

A completed and dated application form with 3 copies:	☑	The correct fee:	☑
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☑	3 copies of a design and access statement:	☑
3 copies of other plans and drawings or information necessary to describe the subject of the application:	☑	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☐
		3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable):	☑

18. Declaration

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

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):	
[signature]		6/5/08	(date cannot be pre-application)

19. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:
0	01782 - 562249	

Country code:	Mobile number (optional):
	07974 - 003195

Country code:	Fax number (optional):

Email address (optional): pkstoddard@tiscali.co.uk

20. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

21. 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)* ☐ Agent ☑ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

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Design and Access Statement

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For the proposed domestic development of the site currently part of Whitehaven, Clay Lake, Endon.

The Site

The proposed development would occupy a brownfield site of some 560m^2 currently an unused part of the substantial gardens of Whitehaven, Clay Lake, Endon. Clay Lake predominately has individual detached properties sited on various sized plots and proximities to the road. The plot has mature shrubs to a substantial height to three elevations. These borders totally screen the plot from the road and all neighbouring properties with the exception of Whitehaven, the donor site. It is proposed that a suitable fence along with trees and shrubs be positioned to a part of the front of Whitehaven to maintain privacy. Whitehaven has additional and substantial side and rear gardens along with its own private drive screened from the plot by mature trees and shrubs. It is suggested that most of the existing shrubs around the proposed plot are retained but trimmed back in order to maintain the privacy of a neighbouring property and to provide privacy for new residents on the plot. Whitehaven is sited further back from Clay Lake than any other property in the vicinity with a substantial front garden. The proposed new property would be sited ahead of but between Whitehaven and Bluestone House. A property on the opposite side of Clay Lake, "Briar Clough", has no clear windows overlooking the site.

Amount of development

The application is for outline permission for a single two storey detached dwelling with 4+ bedrooms and a double garage. This could be sited comfortably within the boundaries of the site and well screened from the road and neighbouring properties. Sufficient space can be provided around the property for garden areas. The property should be of a style and construction that is in keeping with other dwellings in the vicinity although it should be noted that each property in Clay Lake is individual and not true to any one particular design.

Layout

The site slopes away from Whitehaven towards Clay Lake. The main entrance to the property would be directly onto Clay Lake. This site is one of the few points on Clay Lake with excellent visibility up and down the road. Visibility splays are comfortably in excess of those required. The property would have plentiful turning space and off road parking. All the main services are immediately available in the road. In particular, Severn Trent has been contacted regarding the foul water sewer located in the road. They raised no objections to a connection being made from this site. The main body of the house would be to off-set to the side of Whitehaven and not in line ahead.

Scale

The ridge height of the proposed dwelling would be between 6.2m and 7.2m. The outside width would be between 6.0m and 7.0m and length between 12.0 and 13.0m. It is proposed that the garage to the side of the property would have a low ridge height of no more than 4.0m in order to maintain the availability of natural light to Whitehaven. The garage would be sited partially to the front of Whitehaven but at a level approximately 2.5m lower as referred to on the drawing. The main body of the house would be to off-set to the side of Whitehaven and not in line ahead.
The scale of the property would be in keeping with surrounding properties whilst remaining comfortably sited within its boundaries. The retention of substantial existing shrubberies will screen the property well and maintain the privacy enjoyed by Bluestone House in particular.

Landscaping

The existing boundaries to the road frontage and Bluestone House are mature and overgrown shrubbery and hedgerow. These should be retained, trimmed and supplemented to help maintain the general ambiance and wildlife. To the front and centre of the site there is a mature Sycamore tree which is subject to a preservation order. During a visit to the site by Stephen Massey of Staffordshire Moorlands District Council, development proximity to the tree was discussed and construction distances calculated. It is anticipated that the tree is not detrimental to any development and indeed adds to the site. It may, however, require a small amount of trimming which was agreed in principal with Mr. Massey on site subject to approval by him. It is anticipated some supplementary landscaping will be added. There are two Willow trees on the site. Whilst one of these would need to be removed, the other could be retained subject to the final design. The required minimum garden area of 65m2 can be comfortably achieved around the dwelling.

Appearance

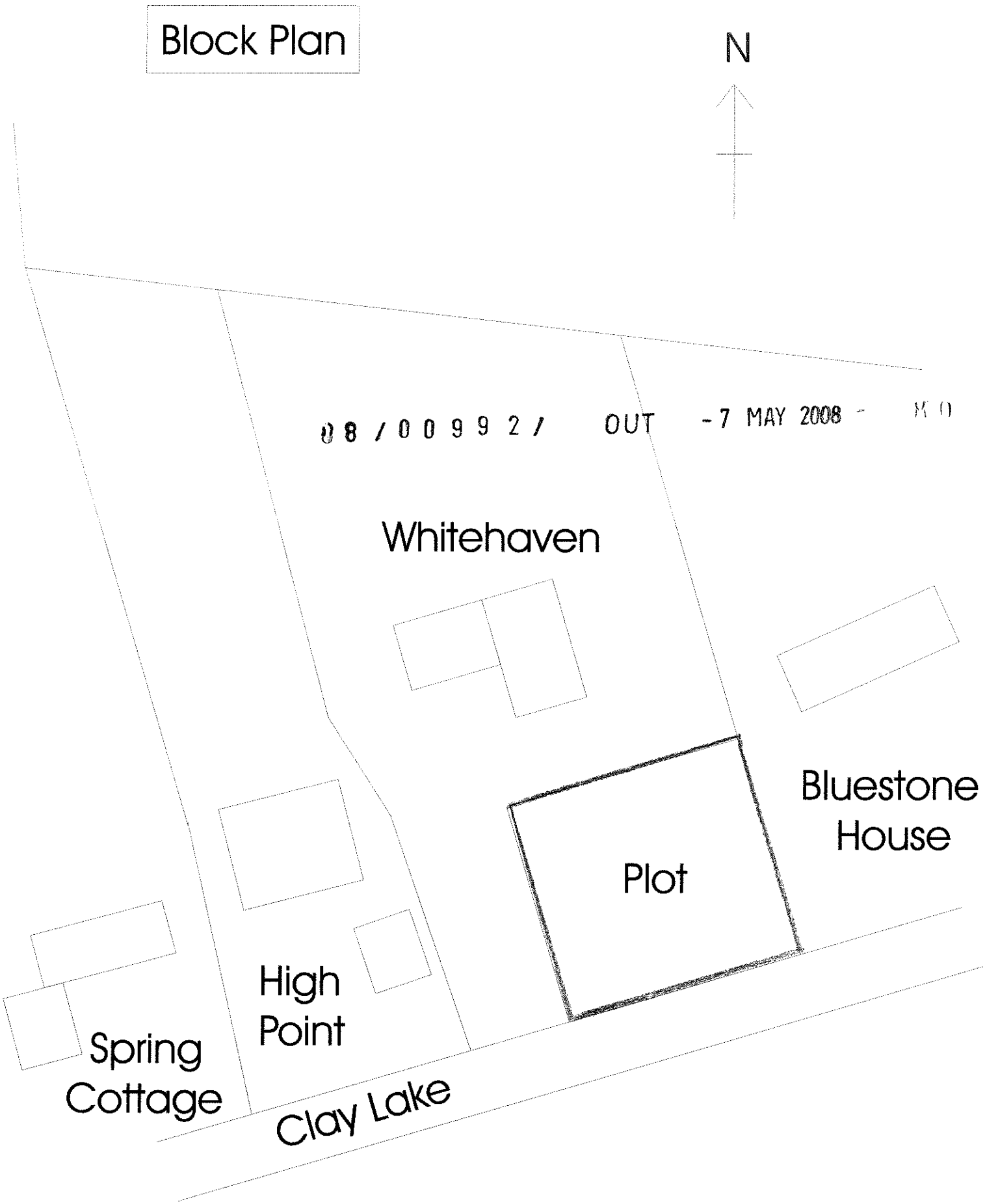
The appearance of the property would be a two storey building with a single storey garage attached to the side. This is an outline application and, as such, details of final appearance and construction would have to be dealt with at a later date should permission be granted. However, it is expected that the general style of building would be in keeping with other new developments currently taking place further down Clay Lake on garden plots in close proximity to their donor properties.

Access

Vehicular access can be positioned to the front of the property directly onto Clay Lake. A large turning area / driveway would be provided with ample parking and turning for a number of vehicles. Clay Lake is on a regular bus route with a bus stop on either side of the road several metres away from the site.

May 2008.

Block Plan



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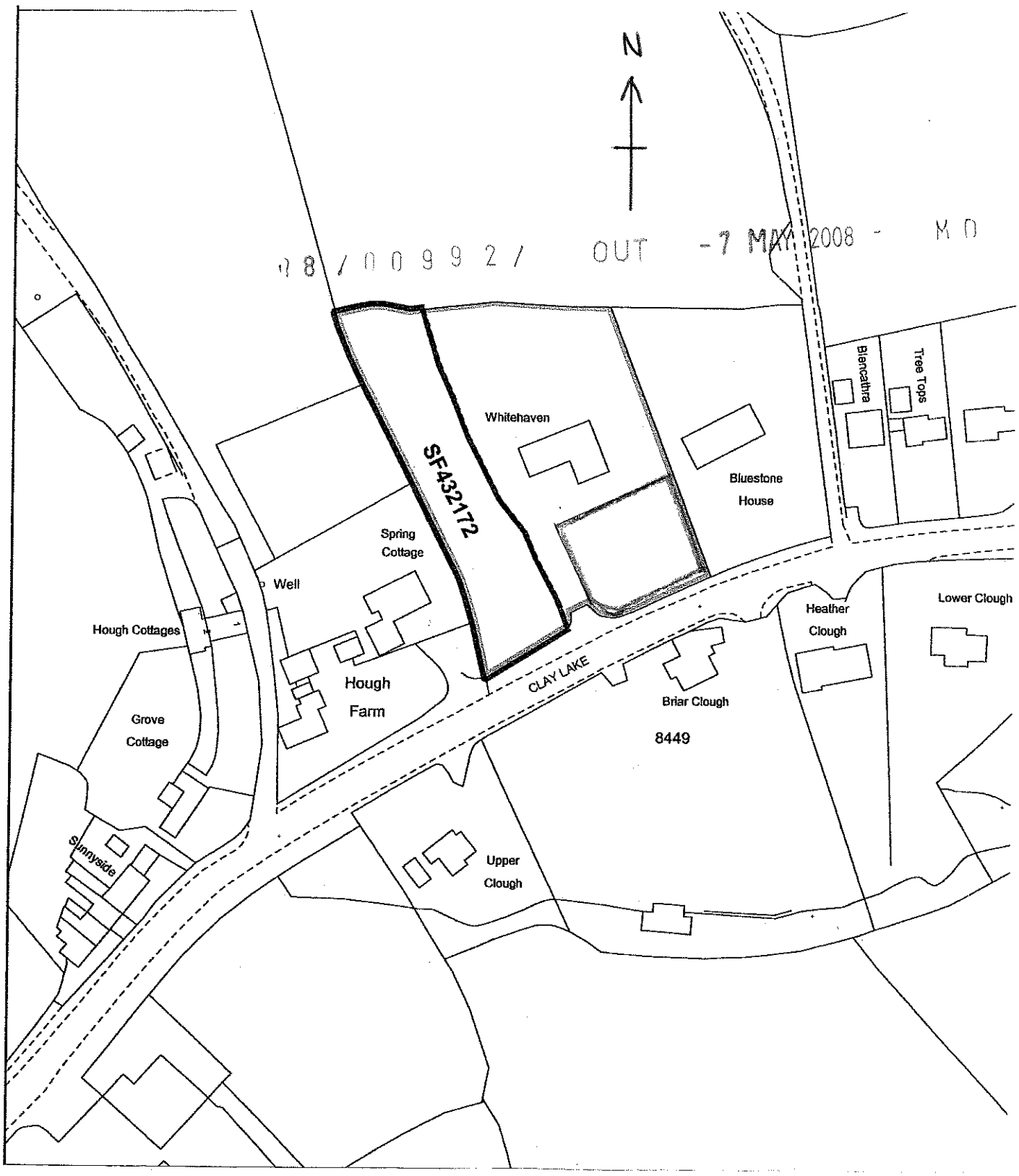
N
08/00992/ OUT -7 MAY 2008 - MD
SF432172
Whitehaven
Bluestone House
Blencathra
Tree Tops
Spring Cottage
Well
Hough Cottages
Hough Farm
Grove Cottage
CLAY LAKE
Briar Clough
8449
Heather Clough
Lower Clough
Sunnyside
Upper Clough

SCALE 1:1250

Reference:	08/00992/OUT Endon and Stanley



Scale : 1:1250

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Organisation	Not Set
Department	Not Set
Comments	Not Set