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: MALCOLM TATTON	Name:
Address: 64 HOT LANE BIDDULPH MOOR ST8 7JT	Address:
Tel. No.: 01782 522000	Tel. No.:

Particulars of Proposed Development

3. Address or location of proposed development.

12|14 TUNSTALL ROAD, BIDDULPH, STOKE ON TRENT ST8 6NH

4. Description of proposed development.

DEVELOPMENT AND CHANGE OF USE TO FORM GROUND FLOOR OFFICE WITH FLAT ABOVE.

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

7. (a) Present use of land or buildings.	VACANT RESIDENTIAL	
(b) If vacant, state the last use and the date it ceased.	No 12 SHOP UNTIL c.1995 No 14 HOUSE UNTIL 1991	
(c) What is the area of the application site? (metric only)	100 m²	
(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	BRICK, CEMENT RENDERED TO REAR
	Proposed Walls	BRICK, CEMENT RENDERED TO REAR
	Existing Roof	TILE
	Proposed Roof	TILE
10. How will surface water be disposed of? (Please tick appropriate box)	Mains ~~θ~~ ✓ Soakaway θ Other θ *(please state)*	
11. How will foul sewage be dealt with?	Mains ~~θ~~ ✓ Septic Tank θ Other θ *(please state)*	
12. How many vehicle parking spaces do you intend to provide?	Existing Spaces within site (if any) 0	Additional Spaces 0
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.)	OWNER
16. State whether the applicant owns or controls any adjoining land and if so give its location (also edge blue on plans).	APPLICANT OWNS No's 16, 18, 20, 22 AS WELL
17. Which certificate are you submitting with your application? (For information on the correct certificate required please see guidance notes)	A ~~θ~~ ✓ B θ C θ D θ

Fee

18. State the amount of the fee submitted with the application	NIL - RE APPLICATION WITHIN 6m OF PREV

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. ~~θ~~ ✓

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

(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. θ

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: 29/12/08

On behalf of: .....

FORM 2

STAFFORDSHIRE moorlands DISTRICT COUNCIL

Planning Service

Additional Information required in respect of
Applications for Industrial, Office, Warehousing, Storage, Shops
or other Commercial Development
(Please answer questions relevant to the proposed development)

1. In the case of industrial development, give a description of the processes to be carried on and of the end products, the type of plant or machinery to be installed and whether these are indoors or outdoors.	N/A			
2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development.	Proposals will follow to develop Nos 16-20 Tunstall Rd in traditional style			
3. (a) Is the proposal related to an existing use on or near the site? If "Yes" please explain the relationship. (b) Is this a new, a branch or a subsidiary establishment? Please specify.	Interim to relocate office currently in 16, 18, 20, & then review use of these properties. (probably ? to residential)			
4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If "Yes" please give details including the location and gross floor area of such premises and state your intentions in respect of these premises.	See above			
5. What is the amount of floor space on the site relating to the following uses:-		Existing (if any) (sq.m.)	Proposed (sq.m.)	Total (sq.m.)
Industrial	(a)	12+14	12+14	
Office/Administration	(b)		100	
Retail	(c)			
Storage	(d)			N/A
Warehousing	(e)			
Other Uses res. Dental	(f)	165	65	
What is the total floor space of all buildings (a + b + c + d + e + f)?	(g)	165	165	

6. How many staff are/will be employed in each of the following categories?		Existing Total		Proposed Change		New Total	
		Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
Office	(a)	1	2	0	0	1	2
Industrial	(b)						
Other	(c)						
All (a + b + c)	(d)						

7. What provisions have been made for the parking, loading and unloading of vehicles within the site? Please show the location of such provision on the plans and distinguish between parking for (a) staff, (b) visitors and (c) servicing/loading/unloading. Include a figure for the total number of vehicle spaces (d) in each column of the table on the right.		Existing Vehicle Spaces	Proposed Vehicle Spaces	Total Vehicle Spaces
	(a)	0	0	0
	(b)	0	0	0
	(c)	0	6	0
	(d)	0	0	0

8. What is the estimated maximum number of vehicles in each of the following categories based at and visiting the site in any one day?		Based at Site			Visiting Site		
		Existing	Proposed	Total	Existing	Proposed	Total
Under 3 tons unladen weight	(a)			0			0
Over 3 tons unladen weight	(b)			0			0
All (a + b)	(c)			0			0

9. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	NORMAL OFFICE WASTE SMALL COMMERCIAL
10. Will the proposed use involve the use or storage of any of the materials of type and quantity listed overleaf. If "Yes" state materials and quantities in tonnes.	NO

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

Signed .....

*On behalf of .....

Date ..... 29/2/08 .....

*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.

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 .....

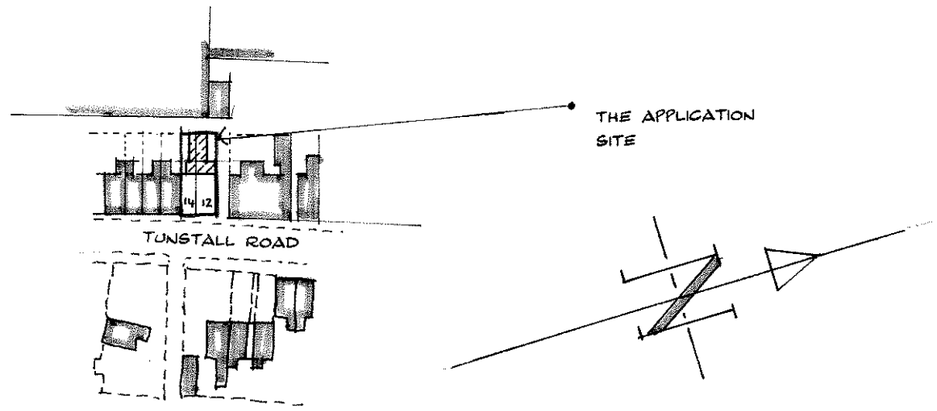
*On behalf of .....

Date .....29/2/08.....

*delete where inappropriate

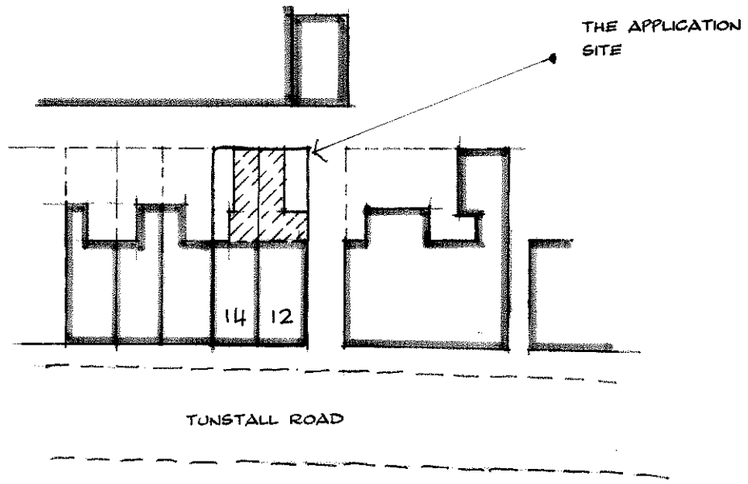
(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(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).



LOCATION PLAN

SCALE 1:1250



SITE PLAN

SCALE 1:500

PLANEX DESIGN

HOLMES CHAPEL CHESHIRE TEL:01477 532350

CLIENT. MR. M TATTON
18 TUNSTALL ROAD
BIDDULPH
. STAFFORDSHIRE
PROJECT. PROPOSED CONVERSION OF NO'S 12 & 14 TUNSTALL ROAD INTO GROUND FLOOR OFFICE AND FLAT ABOVE.
SCALE. 1:500, 1:1250
PLAN NO.42647/1A.
DATE DECEMBER 2007
TO BE READ IN CONJUNCTION WITH PLAN NO 42647/1-2

THIS DRAWING IS THE COPYRIGHT OF PLANEX DESIGN AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT CONSENT.

DESIGN AND ACCESS STATEMENT

Proposal - Development and change of use to create ground floor office with residential flat above

Applicant - Mr M Tattan

Address - 12 and 14 Tunstall Road

USE The application is to create a ground floor office at Nos 12 + 14 Tunstall Road with a single residential flat above

AMOUNT 12 + 14 Tunstall Road are two terraced properties at the end of an established terrace in Tunstall Rd.

SCALE The adjacent properties are terraced.

APPEARANCE The development will retain the existing appearance of the properties and be finished to fit in with adjacent properties

ACCESS Pedestrian access is from the pavement off Tunstall Road.

Reference:	08/00569/FUL Biddulph



Scale : 1:1250

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

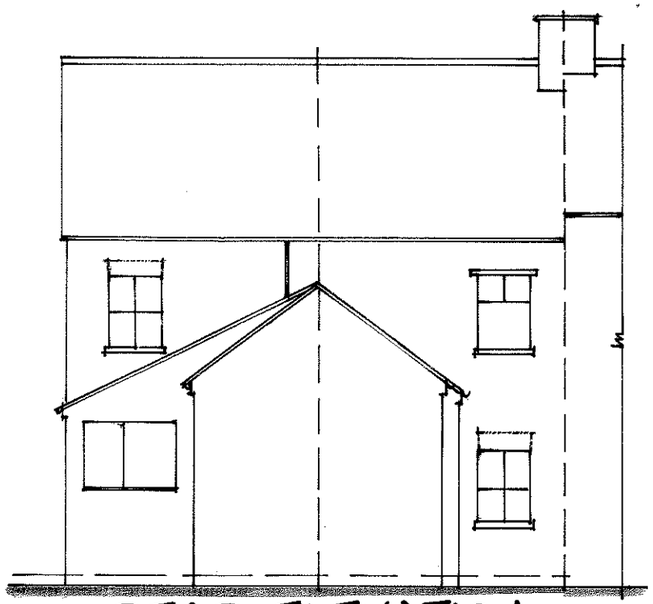
Organisation	Not Set
Department	Not Set
Comments	Not Set

PROPOSED
CONVERSION
OF NO'S 12&14 TUNSTALL
ROAD BIDDULPH
INTO GROUND FLOOR
OFFICE WITH FLAT ABOVE

oOo

FOR:
MR M TATTON
18 TUNSTALL ROAD
BIDDULPH
STAFFORDSHIRE.

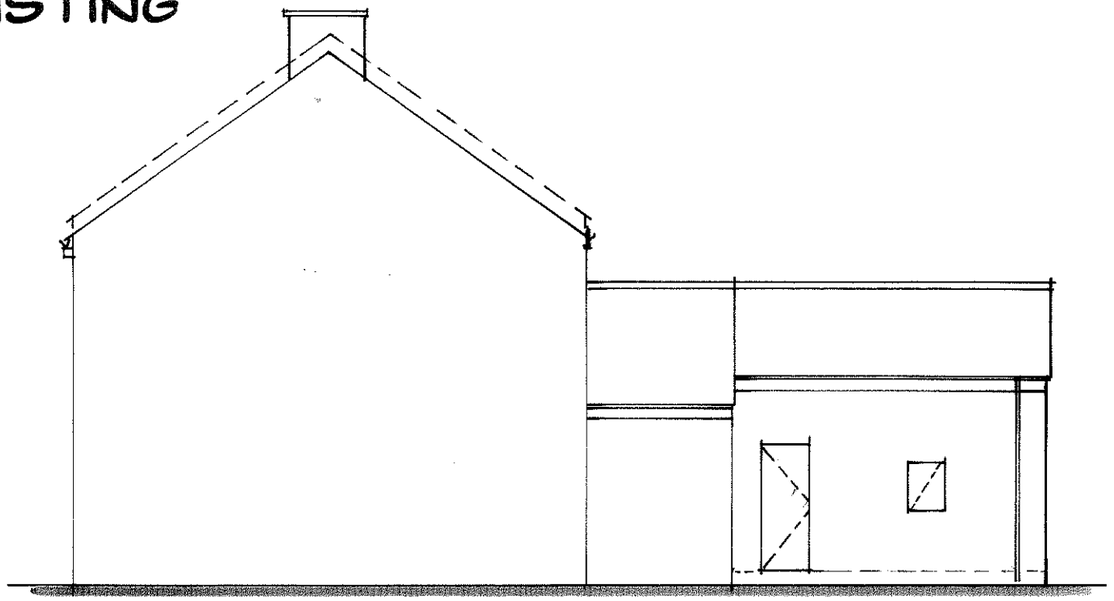
EXISTING



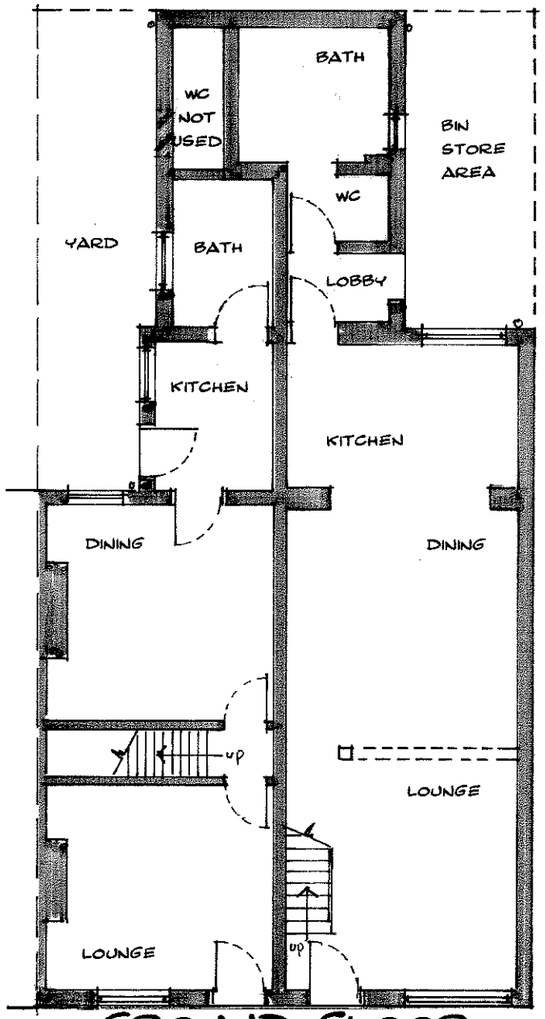
REAR ELEVATION



FRONT ELEVATION

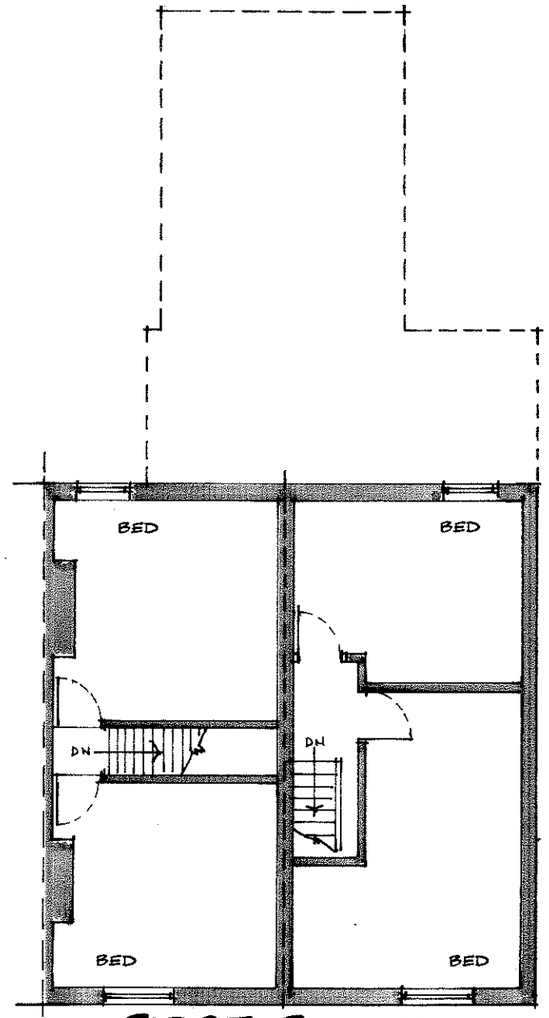


SIDE ELEVATION



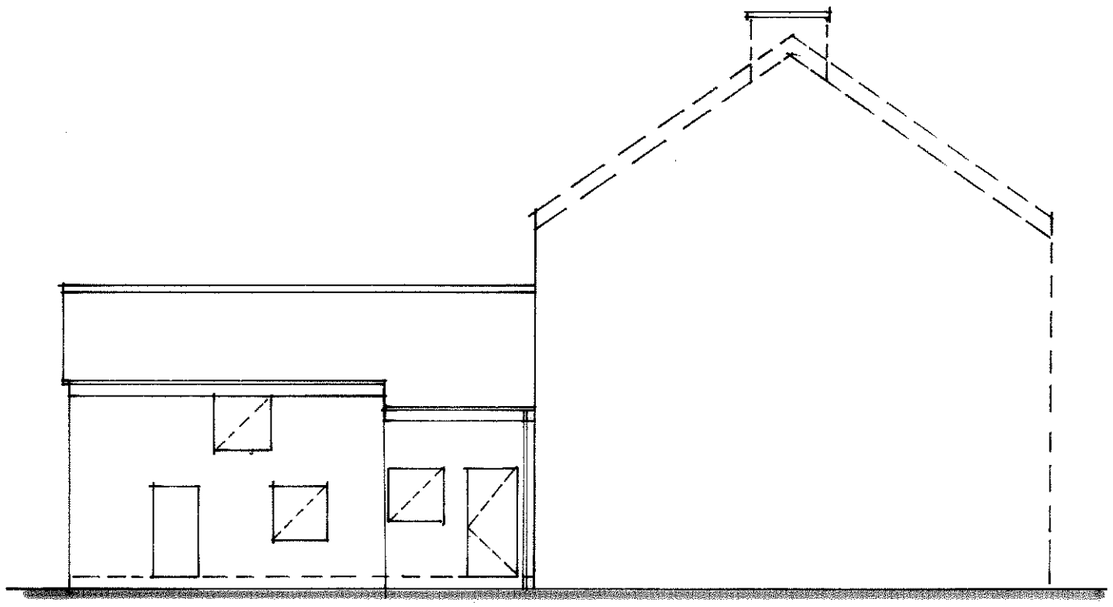
GROUND FLOOR

NO 14 NO 12



FIRST FLOOR

NO 14 NO 12



PLANEX DESIGN

HOLMES CHAPEL CHESHIRE TEL01477 532350

CLIENT. MR. M TATTON
18 TUNSTALL ROAD
BIDDULPH
STAFFORDSHIRE

PROJECT. PROPOSED CONVERSION OF NO'S 12 & 14 TUNSTALL ROAD INTO GROUND FLOOR OFFICE AND FLAT ABOVE.

SCALE 1:100

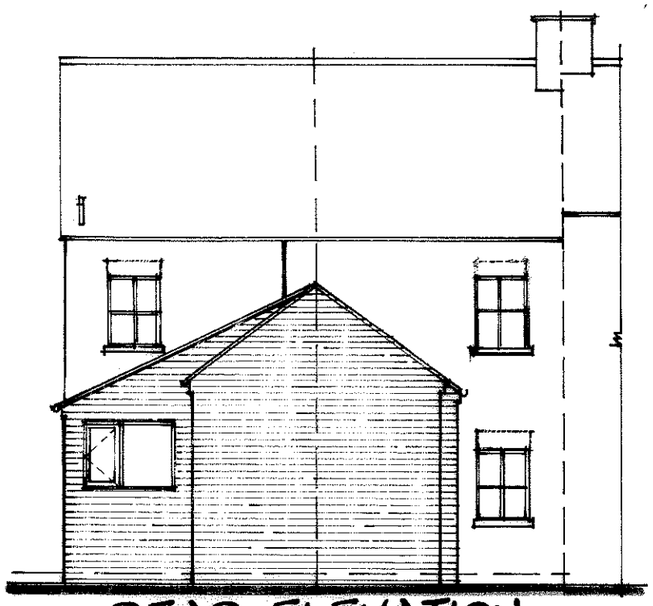
PLAN NO.42647/1A.

DATE DECEMBER 2007

TO BE READ IN CONJUNCTION WITH PLAN NO 42647/1-2

THIS DRAWING IS THE COPYRIGHT OF PLANEX DESIGN AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT CONSENT.

PROPOSED

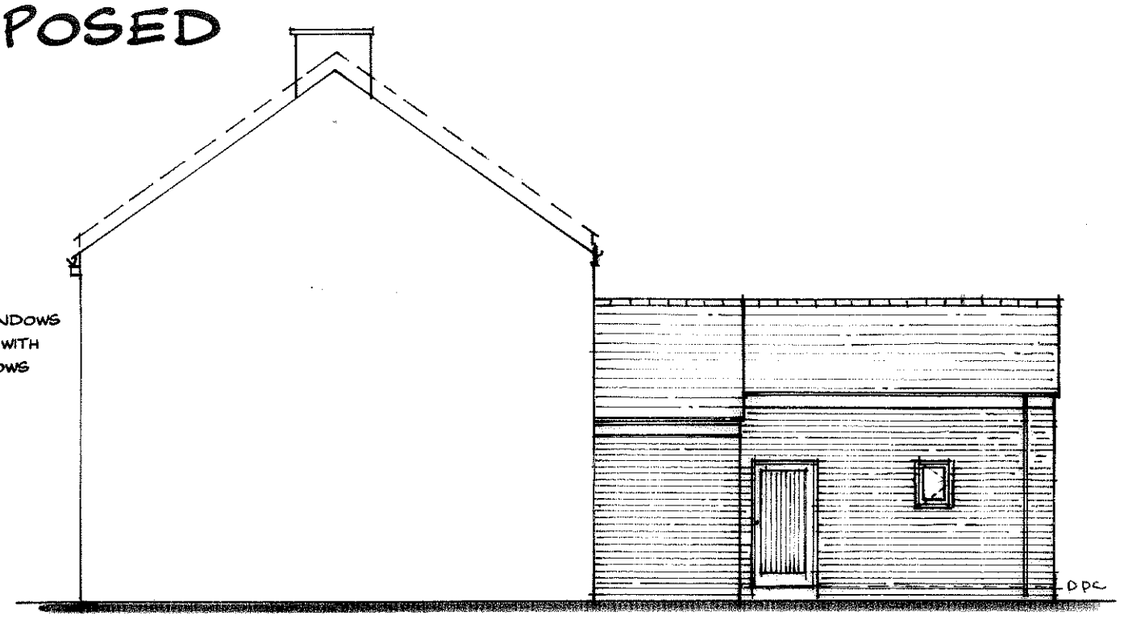


REAR ELEVATION

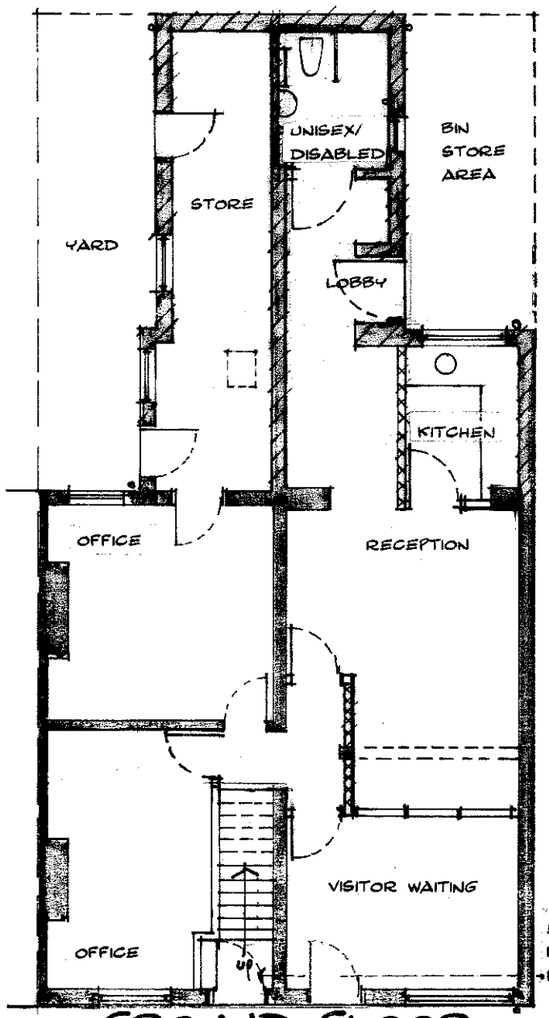


FRONT ELEVATION

EXISTING WINDOWS REPLACED WITH SASH WINDOWS

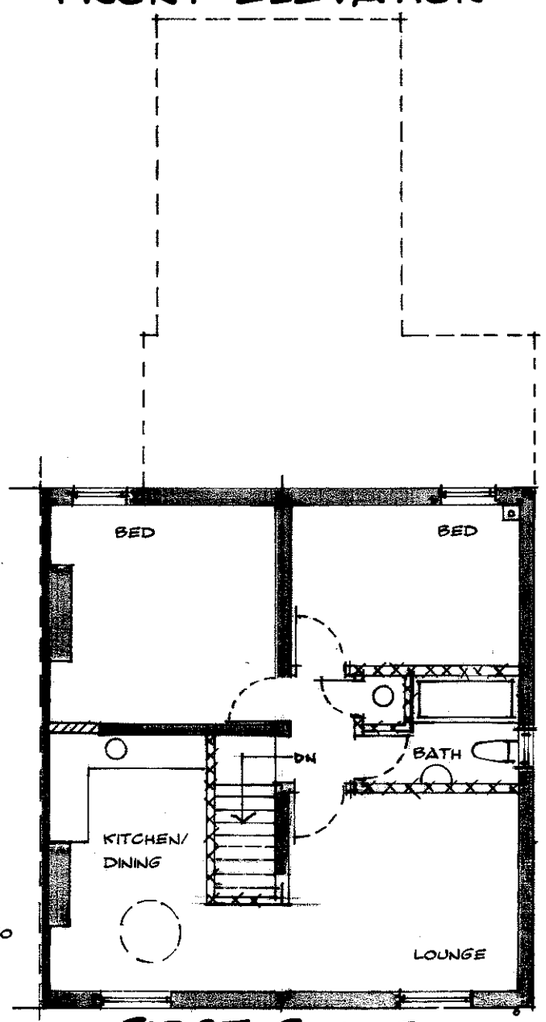


SIDE ELEVATION



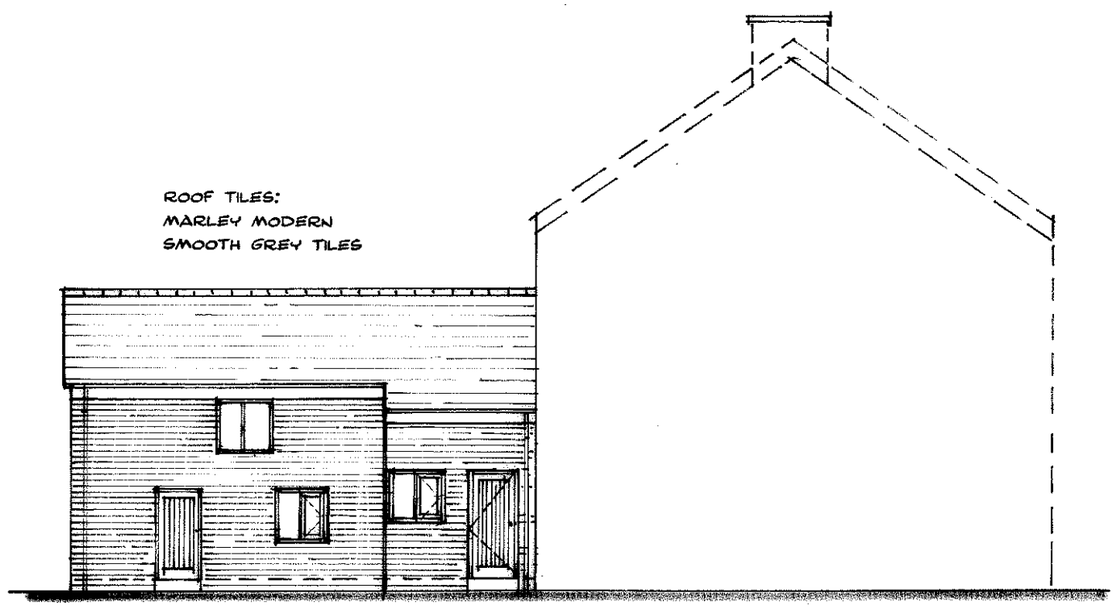
GROUND FLOOR

NO 14 NO 12



FIRST FLOOR

NO 14 NO 12



ROOF TILES:
MARLEY MODERN
SMOOTH GREY TILES

PLANEX DESIGN

HOLMES CHAPEL CHESHIRE TEL:01477 532350

CLIENT. MR. M TATTON
18 TUNSTALL ROAD
BIDDULPH
STAFFORDSHIRE

PROJECT. PROPOSED CONVERSION OF NO'S 12 & 14 TUNSTALL ROAD INTO GROUND FLOOR OFFICE AND FLAT ABOVE.

SCALE 1:100

PLAN NO.42647/1A.

DATE DECEMBER 2007

TO BE READ IN CONJUNCTION WITH PLAN NO 42647/1-2

THIS DRAWING IS THE COPYRIGHT OF PLANEX DESIGN AND CANNOT BE REPRODUCED IN ANY FORM WITHOUT CONSENT.