Part one

Application for Planning Permission.
Town and Country Planning Act 1990

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ct and is not to be published on the council's website, please contact the council's planning department.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

Company name

Street address: The Croft
Dilhorne Road
Dilhorne
Town/City Stoke on Trent
County:
Country:
Postcode: ST10 2PH

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

Email address:

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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: Henson

Company name: Moorland Architectural Services

Street address: 4
Meigh Road
Werrington
Town/City Stoke on Trent
County: Staffordshire
Country: UK
Postcode: ST9 0JY

	Country Code	National Number	Extension Number
Telephone number:	01782	302021	
Mobile number:			
Fax number:			

Email address: dave.henson@ntlworld.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Resubmission of application for the provision of replacement stable and livestock buildings

Has the building, work or change of use already started? (●) Yes ( ) No If Yes, please state the date when the building, work, or use started: 01-04-08

Has the building, work or change of use been completed? ( ) Yes (●) No

4. Site Address Details

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

House: 0 Suffix:

House name: The Croft

Street address: Dilhorne Road

Dilhorne

Town/City: STOKE-ON-TRENT

County:

Postcode: ST10 2PH

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

Easting: 397037

Northing: 343251

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: Mrs First name: Teresa Surname: Critchlow

Reference: none

Date (DD/MM/YYYY): 10-04-08 (Must be pre-application submission)

Details of the pre-application advice received:

Discussed resubmission - commented regarding fallback position and acceptance of previous application. Comments re appearance i.e. that it should look like an agricultural / functional building appropriate to its location.

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

If Yes, please provide details:

Compost heap - for use as fertilizer on adjacent fields

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Have arrangements been made for the separate storage and collection of recyclable waste? (●) Yes ( ) No

If Yes, please provide details:

as above

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? (●) Yes ( ) No

If Yes, please provide details:

Discussions with adjoining neighbour.

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:

timber boarding

Description of *proposed* materials and finishes:

Timber boarding
Blockwork
Reclaimed brick

Roof - description:

Description of *existing* materials and finishes:

Felt roofing / fibre cement sheeting

Description of *proposed* materials and finishes:

Green anti condensation profiled steel roof sheeting

Windows - description:

Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

timber

Doors - description:

Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

timber

Boundary treatments - description:

Description of *existing* materials and finishes:

hedges / fencing / trees

Description of *proposed* materials and finishes:

No change to existing - supplemented with additional tree planting

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:

755-06-02E
Design and access statement - K Ball livestock DAS

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	5	5	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other 08/00388/FUL 16 APR 2008 - SMDC

Recycling / composting

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:

livestock buildings and storage

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following: 08/00876 FUL 16 APR 2008 - SMDC

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? 100 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: Kevin Surname: Ball

Person role: Applicant Declaration date: 16-04-2008 ☒ 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: Kevin Surname: Ball

Person role: Applicant Declaration date: 16-04-2008 ☒ 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 16-04-2008

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Design and Access Statement

Site address: **The Croft, Dilhorne Road, Dilhorne, Stoke on Trent ST10 2PH**

Applicant: **Mr K Ball**

Proposal: **3 No Stables, Tack Room and Livestock Building**

This Design and Access Statement (DAS) accompanies an application for the proposed erection of 3 no stables tack room and livestock building. The DAS has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended).

- USE: The proposed use will be for the stabling of horses and housing of livestock for Mr Ball's own personal use.
    - This application is a resubmission of a previously approved scheme for replacement stables and livestock buildings. Ref 06/01000/FUL.
    - As the approved scheme is still capable of being implemented, it ensures a fallback position for Mr Ball. Consequently it is assumed that the proposed use and siting of the buildings has been accepted. Consequently this application seeks approval for the proposed changes to the roof configuration and alterations to door / window positions.

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- DESIGN & LAYOUT:
    - The stables will be of a traditional design and shall be constructed and finished with treated vertical timber boarding on a fairfaced concrete block plinth.
    - The roof is to be finished using a Green plastisol coated anti condensation profiled steel roof sheet.
    - The front of the stables (south elevation) will be constructed in a "reclaimed" facing brick, to facilitate the formation of a traditional recessed door opening.
    - Samples of the materials were delivered by the client to the planning office with an accompanying letter dated 10th March 2008.
    - It is considered that the combination of timber boarding, blockwork, steel sheeting and brickwork complies with the criteria for "agricultural / functional" outbuildings.
    - The new buildings occupy the same footprint as those of the original.

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- The principal design differences between the previously approved scheme and this application are;
  - Roof pitch has been reconfigured such that it now spans north – south rather than east – west. This change presents a lower eaves line to the boundary with the adjacent neighbour and also is considered to reduce the perceived visual height and mass of the building.
  - Stable doors have been moved from the east elevation to the south elevation thus taking advantage of the benefit associated with a southerly aspect to create a warmer environment for the horses. The proposed change would also move the principle activity away from the adjoining neighbour thus minimising any noise, disturbance and smells as well as creating better surveillance for the animals within the buildings.

- SCALE & AMOUNT OF DEVELOPMENT:
  - The new stables will be single storey with a ridge height not exceeding that of the original buildings
  - The position for the stables occupies the same footprint as the existing buildings with the overall floor level being set to relate to the existing lower ground level.

- APPEARANCE:
  - See Design and Layout above.
- ACCESS:
  - The new stables / livestock buildings will be served by the existing vehicular access
- LANDSCAPING:
  - The existing boundary treatments comprise of well established mature hedges and trees which provide an adequate screen.
  - It is not proposed, nor will it be necessary, to remove any of the existing hedges to facilitate the new development. It is however proposed to supplement the existing landscaping. Details of the intended tree planting scheme were delivered by the client to the planning office with an accompanying letter dated 10th March 2008. it is requested that the said details are included as part of this application.

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- COMMUNITY CONSULTATIONS:
    - Discussions relating to both this and the previous scheme have taken place with Mrs T Critchlow at SMDC planning department, which were largely positive.
    - Mr Ball has consulted with his neighbour to explain the proposed changes. It is understood that the neighbour concerned was happy with the revised scheme and had commented that it would be better from his point of view
    - No further community consultations have taken place.

- POLICY CONSIDERATION:
    - The current policy relating to Stables and ancillary buildings states.

      "IN THE OPEN COUNTRYSIDE GENERALLY, PLANNING PERMISSION WILL BE GRANTED FOR THE CONSTRUCTION OF A STABLE OR LOOSE-BOX OR OTHER ANCILLARY BUILDING SUBJECT TO THE BUILDING NOT HAVING A DAMAGING EFFECT ON THE CHARACTER AND QUALITY OF THE LANDSCAPE AND SUBJECT TO THE PROVISIONS OF POLICY H13(C) ."

      It is considered that the proposed development accords with policy and therefore should be acceptable.

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