Part One

08/00877 FUL 16 APR 2008 - SMDC

Application for Planning Permission and conservation area consent for demolition in a conservation area. 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.
f 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as part of the application which falls within the definition of personal data under the Data Protection ct and is not to be published on the council's website, please contact the council's planning department.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: Mrs | First name: B | Surname: BEAUMONT

Company name: THE BLACK'S HEAD

Street address: 15 HIGH STREET
TEAN

Town/City: STOKE-ON-TRENT
County: STAFFORDSHIRE
Country: ENGLAND
Postcode: ST10 4DY

	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: | First Name: TREVOR | Surname: MOUNTFORD

Company name: SMYTHEMAN ARCHITECTURAL SERVICES

Street address:
12 HIGH STREET
TEAN

Town/City: STOKE-ON-TRENT
County: STAFFORDSHIRE
Country:
Postcode: ST10 4DZ

	Country Code	National Number	Extension Number
Telephone number:	01538	722097	
Mobile number:	07970	707161	
Fax number:			

Email address: trevor@smytheman.co.uk

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

DEMOLITION OF EXISTING DILAPIDATED RETAIL UNITS AND ERECTION OF THREE HOUSES

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: 15 Suffix:

House name:

Street address: High Street

Tean

Town/City: STOKE-ON-TRENT

County:

Postcode: ST10 4DY

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

Easting: 400925

Northing: 339604

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: G Surname: BAYLISS

Reference: GCB/

Date (DD/MM/YYYY): 27/09/2007 (Must be pre-application submission)

Details of the pre-application advice received:

LETTER OF SUPPORT WITH RECOMMENDATIONS DATED 27th SEPTEMBER 2007

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/ drawings(s)

NEW PEDESTRIAN ACCESS REQUIRED TO PROPOSED HOUSES - SEE DRAWING No 2498-08 SCHEME PROPOSALS-SITE PLAN

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:

BIN STORE AREA IN REAR AMENITY SPACE

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

If Yes, please provide details:

LOCAL AUTHORITY COLLECTION

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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

EXISTING INCONGRUOUS SINGLE STOREY BUILDINGS TO BE DEMOLISHED TO MAKE WAY FOR CONSTRUCTION OF NEW TERRACE HOUSING

11. 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:

FACING BRICKWORK / PAINTED RENDER

Description of *proposed* materials and finishes:

FACING BRICKWORK TO LOCAL AUTHORITY APPROVAL

Roof - description:

Description of *existing* materials and finishes:

PLAIN CLAY TILES / PROFILED METAL SHEETING

Description of *proposed* materials and finishes:

PLAIN CLAY TILES TO LOCAL AUTHORITY APPROVAL

Windows - description:

Description of *existing* materials and finishes:

PAINTED SOFTWOOD

Description of *proposed* materials and finishes:

PAINTED SOFTWOOD

Doors - description:

Description of *existing* materials and finishes:

PAINTED SOFTWOOD

Description of *proposed* materials and finishes:

PAINTED SOFTWOOD

Boundary treatments - description:

Description of *existing* materials and finishes:

NONE

Description of *proposed* materials and finishes:

FACING BRICKWORK TO LOCAL AUTHORITY APPROVAL

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:

2498-09 PLANS AS EXISTING
2498-10 ELEVATIONS AS EXISTING-SHEET 1
2498-11 ELEVATIONS AS EXISTING-SHEET 2
2498-13 SITE PLAN AS EXISTING
2498-05 SCHEME PROPOSALS-PLANS
2498-06 SCHEME PROPOSALS-FRONT ELEVATION
2498-07 SCHEME PROPOSALS-REAR & SIDE ELEVATIONS
2498-08 SCHEME PROPOSALS-SITE PLAN
2498-12 LOCATION PLAN
DESIGN & ACCESS STATEMENT

12. 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	0	5	5

13. 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

14. 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

15. 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

16. Existing Use

Please describe the current use of the site:

DERELICT RETAIL UNITS

Is the site currently vacant? ◉ Yes ○ No

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

RETAIL

When did this use end (if known) (DD/MM/YYYY)?

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.

17. 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'

18. Trade Effluent

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

19. Residential Units

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

19. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		3			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 3

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	3
Total existing residential units	0

20. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? (●) Yes ( ) No ( ) Unknown

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	68.0	68.0		0.0
A4	Drinking establishments	181.0	30.0	30.0	181.0
OTHER	Please specify			160.0	160.0
	Total	249.0	98.0	190.0	341.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

21. 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

22. 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

23. Site Area

What is the site area? 128 sq.metres

24. 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:

NOT APPLICABLE

Is the proposal for a waste management development? ( ) Yes (●) No

25. Hazardous Substances

Is any hazardous waste involved in the proposal? ( ) Yes (●) No

26. 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

27. Certificates (Certificate B)

Certificate Of Ownership - Certificate B

Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

Notice recipient			Date notice served
Name	MR. S. SHORT		
Number:	31	Suffix:	
Street:	LEEK ROAD		15/04/2007
Locality:			
Town:	CHEADLE		
Postcode:	ST10 1JE		

Title: Mr First name: TREVOR Surname: MOUNTFORD

Person role: Agent Declaration date: 15/04/2007 ☒ Declaration made

27. 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: TREVOR Surname: MOUNTFORD

Person role: Agent Declaration date: 15/04/2007 ☒ Declaration Made

28. Declaration

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

Date 15/04/2007

PROPOSED HOUSING DEVELOPMENT
HIGH STREET, TEAN, STAFFS
FOR
MRS. B. BEAUMONT

PLANNING APPLICATION
DESIGN STATEMENT

JOB NO 2498
MARCH 2008

PROPOSED HOUSING DEVELOPMENT
HIGH STREET, TEAN, STAFFS
FOR
MRS. B. BEAUMONT

PLANNING APPLICATION
DESIGN STATEMENT

JOB NO 2498
MARCH 2008

PLANNING APPLICATION DESIGN & ACCESS STATEMENT.

Use of the development and relevant planning considerations

The proposed development is intended to replace an unsightly dilapidated range of buildings with a small terrace of three low cost dwellings.

In the preparation of this application Planning Policies B10, BII, B13, H5 and H14 have been considered.

Site Analysis

The existing site consists of a single storey annexe of a public house and two single storey retail outlets attached to a two storey terrace house.

The main street scene consists of traditional terrace two storey properties, which is disrupted by the single storey buildings, proposed to be demolished.

The site falls within the Upper Tean development boundary and the application complies with Policy H5.

Design concept and principles

This application is for the demolition of the existing single storey buildings and the erection of a terrace of three two storey two bedroom houses along with a single storey extension to the public house to replace the toilet accommodation which is currently contained within part of the single storey building to be demolished.

The existing retail units have remained unoccupied for many years and have, as a consequence, fallen into a state of disrepair resulting in an unsightly appearance. This application is supported by Mrs G. Bayliss (Senior Conservation Officer SMDC) who was consulted during September 2007 and whose suggestions have been taken into account in the preparation of this scheme. In accordance with Policy B10 the replacement of these buildings would produce substantial benefit to the surrounding domestic properties.

PLANNING APPLICATION DESIGN & ACCESS STATEMENT.

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The proposed dwellings have been designed in sympathy with the traditional Victorian terrace houses adjoining the site which, it is intended, will enhance the character of the site which is situated in the Upper Tean Conservation Area and is, therefore, in accordance with Policy B11.

The proposed extension to "The Black's Head" public house is to be sited within an enclosed yard area concealed from general public view. The extension will be an unobtrusive addition to the premises being designed to modest proportions to accommodate the toilet facilities in as small an area as possible.

Design Solutions

The design of this building, as with all architectural design, has arisen from meeting the functional needs and financial limits of the client, whilst at the same time ensuring that a 'well planned' developments results.

Functional need

The re-development of the site will provide three modest two bedroom houses each having a floor area of approximately 50 square metres which is in line with "Supplemental Planning Guidance – Housing for Local People and Affordable Housing"

The size of the dwellings is such that they are ideally suited to single persons and first time buyers and are in accordance with Policy H14.

External appearance

The design of the proposed houses is in line with traditional Victorian terrace housing in keeping with the majority of the housing stock in the centre of Tean village.

The proposals are sympathetic to the scale and character of the surrounding buildings in accordance with Policy B13.

Community Involvement

This is a minor development, which meets the criteria of all the relevant Policies of the Local Plan, and in order to control the development costs there has been no formal attempt to engage with the community about this proposal. It is understood that neither

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planning law nor the Council's Statement of Community involvement (SCI) requires any such consultation.
The applicant is however prepared to meet and show around the site any officer or elected representative who wishes to understand more about these proposals.

Access

The site is in the centre of Tean village and is within easy walking distance of all the local amenities including shops, schools, churches and public houses.

Several established bus routes affording easy access to nearby Cheadle, Uttoxeter and Stoke-on-Trent serve Tean.

The building has been designed to comply with the building regulations and will therefore afford satisfactory access for people with restricted mobility in accordance with Policy B13.

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08/00877 FUL 16 APR 2008 - SMDC



Smytheman Architectural Services

MRS B BEAUMONT

PROPOSED HOUSING DEVELOPMENT, HIGH ST, TEAN.

LOCATION PLAN @ 1 : 1250

DRAWING No 2498-12

12 High Street
Tean, Stoke-on-Trent
Staffs ST10 4DZ
telephone 01538 722097
facsimile 01538 722185
email mail@smytheman.co.uk