FORM 1

STAFFORDSHIRE moorlands DISTRICT COUNCIL

AIMING·FOR·EXCELLENCE

0735 FUL 19 MAR 2008 - S M D

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 AMANDA HOWLEY	2. AGENT
Name: Leek Rugby Club	Name:
Address: East Drive, St Edwards Park, Cheddleton, Staffs. ST13 7EB	Address:
Tel. No.: [redacted] 07908621739	Tel. No.:

Particulars of Proposed Development

3. Address or location of proposed development.

Leek Rugby Club, East Drive , Cheddleton, Leek, Staffs ST13 7EB

4. Description of proposed development.

5.

Extension to existing car park to provide an additional 20 parking spaces.

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) ☐ 2. Design ☐ 3. External Appearance ☐ 4. Means of Access ☐ 5. Landscaping ☐	
(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		

Please turn over .....

Site Particulars

7. (a) Present use of land or buildings.	Present use is an unutilised grass area	
(b) If vacant, state the last use and the date it ceased.	n/a	
(c) What is the area of the application site? (metric only)		
(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			
	Proposed Walls			
	Existing Roof			
	Proposed Roof			
10. How will surface water be disposed of? (Please tick appropriate box)	Mains ❑ Soakaway **X** Other ❑ *(please state)*			
11. How will foul sewage be dealt with?	Mains ❑ Septic Tank ❑ Other ❑ *(please state)*			
12. How many vehicle parking spaces do you intend to provide?	Existing Spaces within site (if any)	60	Additional Spaces	20
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).	N/A
17. Which certificate are you submitting with your application? (For information on the correct certificate required please see guidance notes)	A X B ❑ C ❑ D ❑

Fee

18. State the amount of the fee submitted with the application	£265

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

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: P Williams Dated: 17th MARCH 2008

On behalf of: LEEK RUGBY FOOTBALL CLUB

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.

19 MAR 2008 - S M D

FUL

08/00735

Signed .....

*On behalf of LEEK RUGBY FOOTBALL CLUB

Date 17th MARCH 2008

*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).

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

08/00735/FUL 19 MAR 2008 - DMD

Signed .....

*On behalf of LEEK RUGBY FOOTBALL CLUB

Date 17th MARCH 2008

*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.

DESIGN AND ACCESS STATEMENT

FOR A

CAR PARK EXTENSION

LEEK RUGBY CLUB
ST EDWARDS PARK
CHEDDLETON
ST13 7EB

08/00735/FUL 13 MAR 2008 - SMD

Prepared by

Fiona Stagg BA Hons, MRTPI
Stagg Regeneration
23 Mount Close
Werrington
Staffs
ST9 0EJ

March 2008.

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1 Introduction and Site Description

This Design and Access Statement has been prepared by Fiona Stagg BA Hons, MTRPI on behalf of Leek Rugby Club in support of a planning application for an extension to the Club's existing car park.

This Design and Access Statement has been prepared using the guidance produced by CABE entitled 'Design and Access Statements : How to Write, Read and Use Them' 2006.

2 Use

The application site is a grassed area adjacent to the Club's existing car park and is an unused part of the pitch.

The application site lies within the St Edwards Park area of Cheddleton and it is important to note that the existence of the rugby club precedes the recent housing development. The Club is accessed via Wall Lane Terrace and East Drive and lies away from the housing development and the main A520.

The Club and the car park are already well screened from the road by the presence of mature trees and shrubs and it is the Club's intention that these are retained.

The Club wish to extend the current car park as this is insufficient to accommodate the Club's members and visitors particularly on match days when there can be up to 150 players, spectators and sponsors on site; and in the spirit of good neighbourliness the Club wish to provide space within their ownership to prevent cars being parked within the residential area. The issue of match day parking is regularly raised at Residents Association meetings and the Club wish to mitigate any further complaints by encouraging visitors to the Club to use their car park. There is no pavement on East Drive on the side of the road where the Club is sited.

Existing car park facilitates 60 parking spaces, extending the car park will provide up to an additional 20 parking spaces

It is not the Club's intention at the present time to layout the car park but to encourage responsible parking amongst its visitors and members to maximise the number of cars that can be accommodated on the car park. However there is adequate space for turning, all cars will be able to leave the site forwards as the current entrance is wide enough to accommodate two vehicles, and the car parking spaces will be situated away from the highway and screened by the existing mature planting.

There is an area adjacent to the Club House for disabled persons parking. This will be clearly marked using clear and appropriate signage. It is also adjacent to

the disabled access to the principal entrance to the club house as shown on Image 1.

Policy Context
The Staffordshire Moorlands Local Plan (September 1998) has a number of policies which have some relevance to this application eg those on recreation and tourism, however the key policy is N2 Green Belt.

Policy N2 Green Belt
EXCEPT IN VERY SPECIAL CIRCUMSTANCES, THERE WILL BE A PRESUMPTION AGAINST INAPPROPRIATE DEVELOPMENT IN THE GREEN BELT, INCLUDING THE CONSTRUCTION OF NEW BUILDINGS FOR PURPOSES OTHER THAN:-
B) **ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND OUTDOOR RECREATION PROVIDED THAT THE ASSOCIATED BUILT DEVELOPMENT IS OF A SCALE APPROPRIATE TO THE GREEN BELT**; CEMETERIES AND OTHER USES OF LAND WHICH PRESERVE THE OPENNESS OF THE GREEN BELT AND WHICH DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT;

The Rugby Club argue that the extension of the car park is;
a) of a scale appropriate to the site
b) that it is not inappropriate because it does not affect the integrity or openness of the Green Belt in this location
c) does not conflict with the purposes of the Green Belt
d) the boundary of the car park will continue to benefit from existing structural landscape planting and maintenance as Club Funds allow

Land use context
Whilst the Club may be within the St Edwards Park residential area it
a) was in situ prior to the sale of the former St Edwards Hospital and its subsequent development as a housing estate
b) provides an important recreational and social provision for residents

Highways Issues
There are no adverse highways issues in relation to this proposal due to the fact it is aiming to accommodate car parking within the curtilage of the existing landownership to minimise on street parking within the residential area by members and visitors to the Club.

3 Amount

The total area of the extended car park will be 734msq of which 247msq is the grassed area, essentially approximately a 1/3 increase in car park size. This is outlined in the Planning Application document.

4 Layout

The car park will be laid out using hardcore in the short term to complement the existing car park surface. The Club is a not for profit organisation and it is their intention to surface the car park to the best of their financial ability. Edging will be installed to delineate the car park from the pitch as funds allow.

5 Scale

As stated earlier the Club wish to extend the surfaced area of the car park by approximately 1/3. This will not have a detrimental visual impact on the appearance of the area and will reduce the damage to the grassed area – as illustrated on Image 2 and 4.

6 Appearance

The Club intend to surface the whole of the car park in hardcore, filling in existing unsightly potholes in the existing car park surface as illustrated in Image x. This will create a homogenous surface area.

7 Landscaping

The area already benefits from mature planting around the whole of the site. It is not considered appropriate to landscape the car park extension. There is also planting adjacent to the Club House and around the disabled persons parking area which will continue to be maintained appropriately.

8 Access

The car park is a flat surface and vehicular access to the site is from East Drive via a clearly marked entrance – Images 2 and 3. There is a clearly defined area for disabled persons parking. Pedestrian access is also via the main entrance. This is also the entrance point which would be used by people arriving by public transport, some of whom may be blind, visually impaired or be ambulant disabled. A relatively safe route which is relatively free from vehicles, is afforded to ambulant disabled people using this route.

IMAGES



Image 1
The area intended for use as disabled persons parking – adjacent to the Club House



Image 3
Potholes in existing surface – pitch at rear of the image



Image 2
Main entrance on East Drive



Image 4
Existing car par area – note existing mature hedging



Image 5 illustrates damage to the grassed area which the car park extension would mitigate.



Image 6 mature hedging – note residential property to the rear (East Drive).



Image 7
East Drive – note absence of pavement on the left.