5.

FORM 1

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
AIMING·FOR·EXCELLENCE

Part 1

Planning Service

08/01156

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

SMDC

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: MR & MRS D. CLARKSON	Name: A-Z DESIGNS
Address: ROWLEY GATE FARM DEVILS LANE	Address: 223 HIGH STREET TUNSTALL. S.O.T
Tel. No.: LONGSDON ST9 9QP.	Tel. No.: ST6 1BJ 01782-577774.

Particulars of Proposed Development

3. Address or location of proposed development. ROWLEY GATE FARM DEVILS LANE LONGSTON. ST9 9QP.

4. Description of proposed development. FORMATION OF THREE STABLES WITHIN THESHING BARN. STAINED GLASS LIGTH TO SMALL WINDOW OVER FRONT DOOR. NEW FRONT DOOR, SATELITTE DISH, SECURITY CAMERA, LANTERN LIGTH & ALARM BOX TO HOUSE. ALSO SCREEN FENCE TO MUCK PILE IN COURT YARD. ALSO 2 GREEN LANTERNS & OXIDIZED (COPPERED) WEATHER VANE TO THRESHING BARN. RETROSPECTIVE

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	THESHING BARN TO STABLES	
(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.	RESIDENTIAL.
(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)	APPROX. 17 ACRES 6.87 h
(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 N/A.	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) N/A.	Existing Walls			
	Proposed Walls			
	Existing Roof			
	Proposed Roof			
10. How will surface water be disposed of? (Please tick appropriate box)	Mains ☐ Soakaway ☐ Other ☐ *(please state)* N/A.			
11. How will foul sewage be dealt with?	Mains ☐ Septic Tank ☐ Other ☐ *(please state)* N/A.			
12. How many vehicle parking spaces do you intend to provide?	Existing Spaces within site (if any)	6	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).	
17. Which certificate are you submitting with your application? (For information on the correct certificate required please see guidance notes)	A ☑ B ☐ C ☐ D ☐

Fee

18. State the amount of the fee submitted with the application	135.00

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. ☑

(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: ..... Dated: 20/SEPT/2007

On behalf of: MR & MRS. D. CLARKSON

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PART 2

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Certificate A(a)

08/01156

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 ....Mr & Mrs. CLARKESON.....

Date ....20/SEPT/2007....

*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

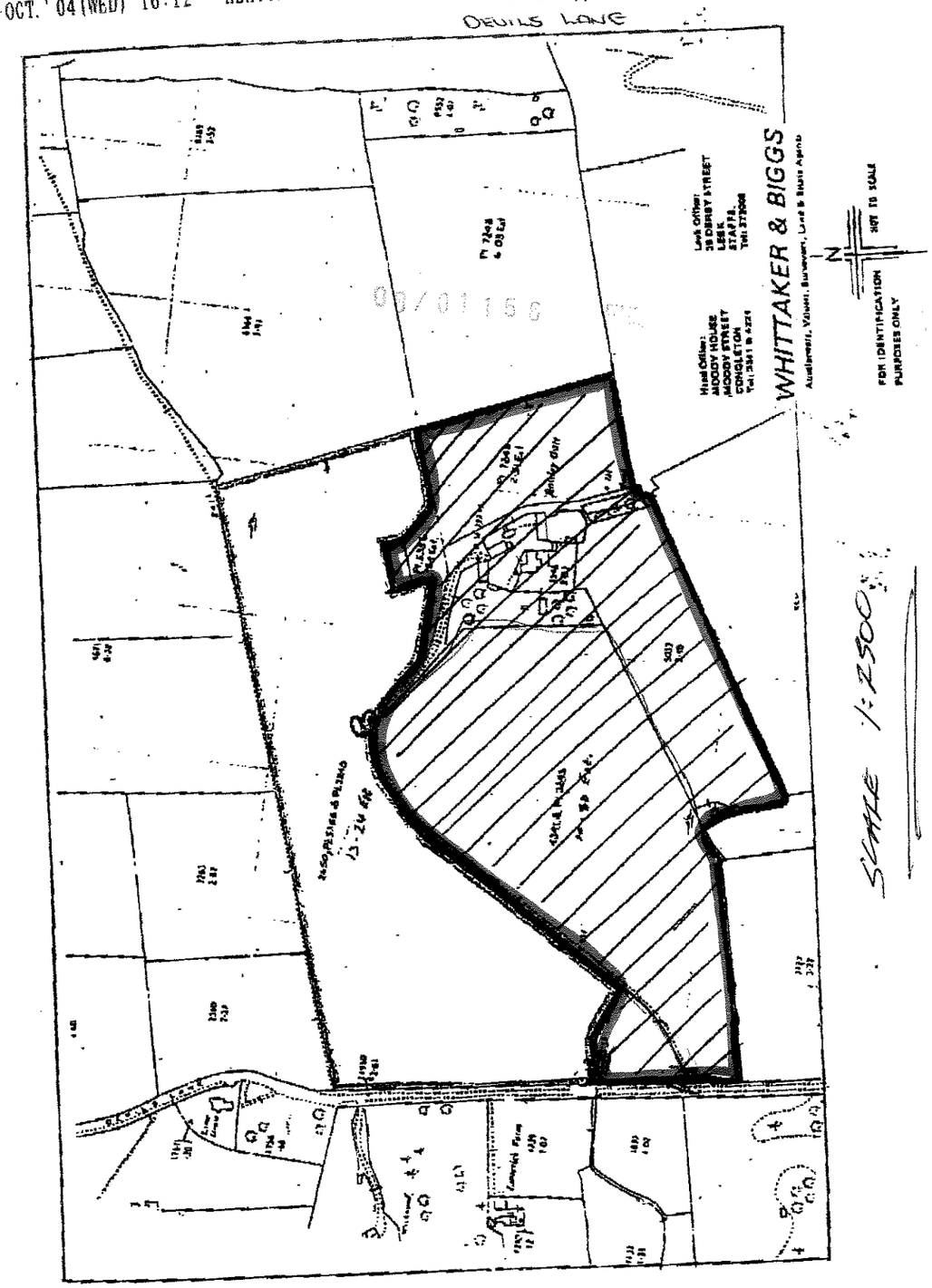
Signed .....

*On behalf of ....Mr & Mrs D. CLARKSON....

Date ....20/SEPT/2007....

*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.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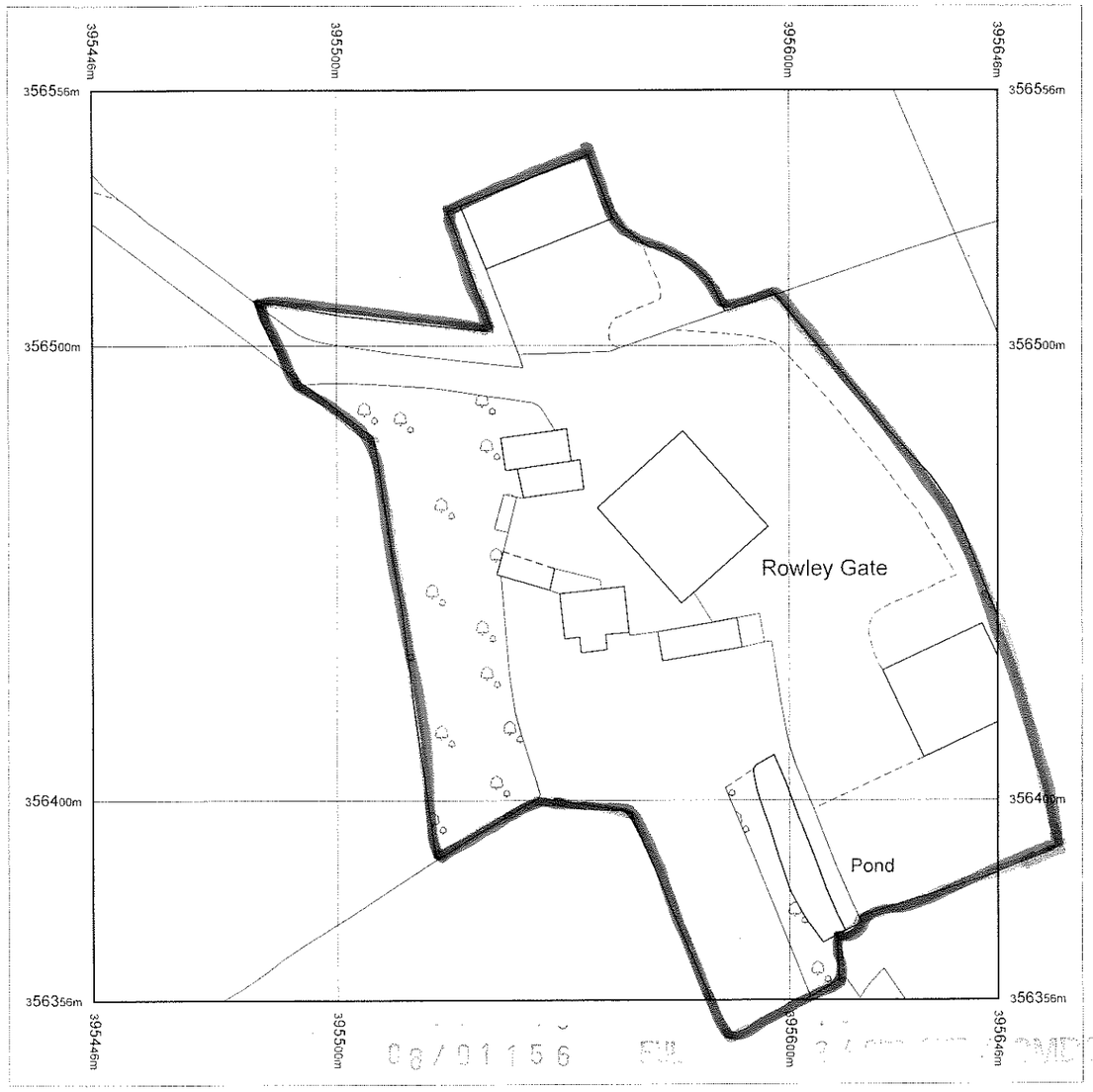

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A - Z
DESIGNS

APPERANCE (Threshing barn)
The internal works to form the stables etc. have no affect to the external appearance of the barn. External works to the barn consists of some minor works in the form of glazing to several existing openings and new t & g. boarded shutters and the formation of a mock arched opening using vertical t & g. boarding to reduce the former barn entrance. Timbers have been used to form shutters, as described on plans and accompanied photographs.

ASSOCIATED WORKS

1. The two traditional lanterns and weather vane are not out of place.
2. The 450 x 350mm perforated black satellite dish is hardly visible against the dark natural stone.
3. The replacement bead and butt t & g door is more in keeping than the former 15 panel glaze door which it replaces.

4. The contemporary stain glass panel has replaced a six pane EGMA style window. Should this be of concern then we assume that this stained glass panel could be placed on the inside of the original window without anyone's permission,.

5. The 100 x 300mm white security camera is almost completely concealed by the wisteria. Perhaps a change of colour might be more acceptable.

6. The blue alarm box measuring 300 x 225mm could be painted a more subtle colour.

7. The black lantern fixed to the house, again is almost completely concealed by the wisteria.

See photographs supplied.

SCALE
The threshing barn can generously accommodate the three stables without affecting the external Appearance of the barn and is not detrimental to the adjoining house, making good use of an existing barn which may otherwise become dilapidated.

LANDSCAPING
N/A

ACCESS
The site is accessed by the existing hardcore drive from Devils Lane via electric security gates and intercom system due to its isolated position. Devils Lane gives good vehicular access to Rudyard and Macclesfield and in the opposite direction towards Leek and Stoke-on-Trent.

Z. Grzegorzek

Architectural Consultants & Building Surveyors
225 High Street, Tunstall, Stoke-on-Trent, ST6 5EG

Tel No:- 01782 577774 Fax No:- 01782 575657 Mobile No:- 07855588343
Jess@a-zdesigns.co.uk

A - Z
DESIGNS

DESIGN AND ACCESS STATEMENT

12th March 2008

SUBJECT
RETROSPECTIVE PLANNING AND L.B.C. APPLICATIONS FOR WORKS CARRIED OUT AT 'ROWLEY GATE FARM' DEVILS LANE, LONGSDON, ST9 9QP

WORKS
The formation of three stables within the existing threshing barn, stained glass light to small window over front door, replacement door, satellite dish, security camera, lantern lights, alarm box also screen fence to muck pile in the court yard and lantern lights and weather vane to the threshing barn.

SITE ACCESSMENT
The site consists of a traditionally built period stone farmhouse and threshing barn with clay tiles to the roofs, together with various associated outbuildings of a more recent construction built in concrete block vertical sheeting and Big 6 corrugated sheets to the roofs. The site extends to approximately 6.78h (17 acres) and is 360m from Devils Lane and surrounded by open fields. The majority of the buildings are screened by a small coppice facing Devils Lane. I believe the site has had various uses in the past and most recently prior to the current owners it was used as a haulage business.

AMOUNT
The works have formed three stables, tack room and hay loft within the existing threshing barn, as shown on the enclosed plans. The stables have been formed using concrete blocks to form each area. Very little work has been carried out externally as can be seen and described on the enclosed plans. No new openings have been formed however, several of the existing openings have been glazed and new vertical t & g boarding has been used to form shutters, as can be seen on the plans and accompanying photographs.

SCALE
The threshing barn can generously accommodate the three stables and is not detrimental to the adjoining house making good use of an existing barn with no external affect to its character.

LAYOUT
N/A as it is an existing building.

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66600m

65500m

64400m

63300m

62244m

Rowley Gate

Pond

Issues

Cattle Grid

SCALE 1:1250