Part 1

Application for Outline Planning Permission With Some Matters Reserved.
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ct and is not to be published on the council's website, please contact the council's planning department.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: Mr | First name: M, R and M | Surname: Horner

Company name:

Street address: Minton House
Bakewell Street
Stoke On Trent
Town/City:
County:
Country:
Postcode: ST4 5HJ

	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: Mr | First Name: David | Surname: Breakwell

Company name: Sammons Architectural Limited

Street address:
10, Cawdry Buildings
Fountain Street
Town/City
Leek
County:
Country:
Postcode: ST13 6JP

	Country Code	National Number	Extension Number
Telephone number:		01538386002	
Mobile number:			
Fax number:		01538386002	

Email address: sammonsltddavidb@aol.com

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

[X] Access [ ] Appearance [ ] Landscaping [ ] Layout [ ] Scale

Please describe the proposal:

Erection of three dwellings

Has the building or works already been carried out? ( ) Yes (•) No

4. Site Address Details

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

House: 0 Suffix:

House name: Daisy Bank House

Street address: 4, Daisy Bank

Leek

Town/City: Staffordshire Moorlands

County:

Postcode: ST13 5HA

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

Easting:

Northing:

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: Mr First name: Jake Surname: Derry

Reference: e-mail

Date (DD/MM/YYYY): 27/11/2007 (Must be pre-application submission)

Details of the pre-application advice received:

No highway objections. Prefer low density development. If single access proposed, be aware of vertical alignment of Daisy Bank and its impact on visibility.

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)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (●) No

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

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. 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:

None

Description of *proposed* materials and finishes:

Brick to approval

10. Materials (continued)

Roof - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Tile to approval

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

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	2	0	-2

12. 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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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:

House and garden

Is the site currently vacant? ○ Yes ◉ No

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.

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? 00.16 hectares

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:

None

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

24. Hazardous Substances

s any hazardous waste involved in the proposal? ( ) Yes (•) No

A. Toxic substances Amount held on site

24. Hazardous substances (continued)

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B. Highly reactive/explosive substances Amount held on site

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C. Flammable substances (unless specifically named in parts A and B) Amount held on site

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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: David Surname: Breakwell

Person role: Agent Declaration date: 01/04/2008 ☒ 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: David Surname: Breakwell

Person role: Agent Declaration date: 01/04/2008 ☒ 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 03/04/2008

DESIGN AND ACCESS STATEMENT

PROPOSAL : Erection of 3 dwellings (outline)
ADDRESS : Daisy Bank House, Daisy Bank, Leek
APPLICANT : Messrs M, R & M Horner
DATE : April 2008 JOB No. : 2007.1514

DESIGN

ASSESSMENT
Assessment Area
The site is located in a predominantly residential area on the outskirts of the town centre of Leek. Given that the nature of the proposal is residential, it is considered that the Assessment Area should be informed by the character of dwellings near the site.
Physical
The site represents part of the garden of Daisy Bank House. Daisy Bank House is an Edwardian detached villa. It has white painted rendered walls and a hipped and tiled main roof. The front of the house which looks east has two 2storey bays and a portico above the centrally positioned front door. The style and age of other dwellings in the area are mixed. To the east of the application site is Badgers Rise, a medium sized modern development of 2 and 3 storey terraced brick houses. To the west on the opposite side of Daisy Bank and to the north further along Daisy Bank are detached and semi-detached mid 20thC houses constructed of brick with either white painted rendered upper floors or bays. To the south is a detached red brick house with vertical tile hanging standing in a large plot.
Daisy Bank is a local residential road with footpaths on both sides. It slopes downwards from south to north. The frontage of the site consists of a low stone wall with a tall hedgerow. Other site boundaries are generally marked by low open fencing.
There are a number of trees on the site, some of which are protected.
Planning Policy
The Development Plan for the area consists of the saved policies of the Staffordshire and Stoke On Trent Structure Plan and the Staffordshire Moorlands Local Plan. Policies relevant to this proposal are contained in the local plan. The site is located within the settlement boundary of Leek and in a residential area on the outskirts of the town centre. Policy H4 states that new housing development will be expected to locate within settlement boundaries where it can be serviced and where it is sympathy with the area.
There are a number of trees on the site some of which are the subject of a Tree Preservation Order. Policy B13(B) requires that existing trees should be retained where they contribute to the character of the site and its surroundings.
PPS3 requires that when Local Planning Authorities determine planning applications for housing they should have regard to its policies as material considerations (paragraph 68). It states that LPA's are responsible for delivering both the right quantity of housing to meet demands and needs in its area, and the right quality and mix for its communities. Para 25 states that one of the Government's key objectives is to provide a variety of high quality market housing and includes the managed replacement of existing housing where appropriate. Para. 36 states that housing should be developed in suitable locations which offer access to local jobs, key community facilities and infrastructure. It states that the priority should be to develop previously developed land, particularly vacant or derelict land or buildings. The site is classed as previously developed land for the purposes of PPS3, and will therefore contribute towards the Council's targets for the development of 'brownfield' sites.

Secure By Design
The layout of the proposal and the detailing of the proposed dwellings should be influenced by secure by design principles.
INVOLVEMENT
The proposal is informed by an informal consultation with the County Highways Service regarding access and the scale of development.

EVALUATION
The site lies in an area where the principle of housing development is acceptable. The proposals will be guided by three planning constraints- the provision of a safe access point, protecting valuable trees and achieving satisfactory distances between dwellings. In terms of the first, the County will only accept a maximum of five dwellings using an improved existing access. At present the site access is narrow and is flanked by stone pillars and walls and a high hedge. This boundary forms part of the character of the site and the local area. Improvements to the access have therefore been guided by the need to respect its contribution to the character of the area by limiting changes only to the south side of the access point. It is proposed to increase the sweep into the site on this side by repositioning the stone boundary wall in the position shown on the submitted drawing. These alterations will also provide improved visibility to the south for drivers exiting the site.
Trees also form an important part of the character of the site and the surrounding area. Four trees at the rear of the site are the subject of a TPO. There are also a number other significant trees on the site which contribute to the character of the site and the surrounding area. The application is supported by a tree report which assesses the health and quality of the existing trees and has guided the layout to ensure that significant trees have been protected. In general terms it has done this by restricting the widening of the existing drive on the north-west side only, by guiding the number, position and size of the proposed houses so that the crowns and root zones of the retained trees are protected and by providing gardens that are not overshadowed by tree crowns.
The position of the proposed dwellings, their relationship with each other and with existing houses satisfies the Space about Dwellings standards at Appendix 3 of the Local Plan. The design of the proposed dwellings is a reserved matter and will need to reflect the character of development in the area.

DESIGN
Use
The application proposes a residential use by the erection of dwellings.
Amount
The proposal is for the erection of three detached dwellings. This equates to a site density of 18 dwellings/hectare. Whilst this is below Government guidance on urban densities, it is largely driven by the need to protect trees on the site and to deliver a development that contributes to the character of the area.
Layout
The proposed layout is indicated on the application drawings. It illustrates that the improvements to the access and the position of the dwellings on the site have been largely influenced by the need to protect significant trees on the site.
Scale
The application proposes buildings having the following scale parameters:-

Height:	Maximum 10.3m;	Minimum 9.0m
Width:	Maximum 11.0m;	Minimum 7.5m
Depth:	Maximum 11.0m;	Minimum 8.5m

Landscaping
Given the nature of the site, existing landscaping will be retained where it is indicated on the application drawing and supplemented to assist screening. The tree report submitted with the application recommends the felling of some trees on the site, and where required, remedial works to others. The reasons for these recommendation are given in the report.

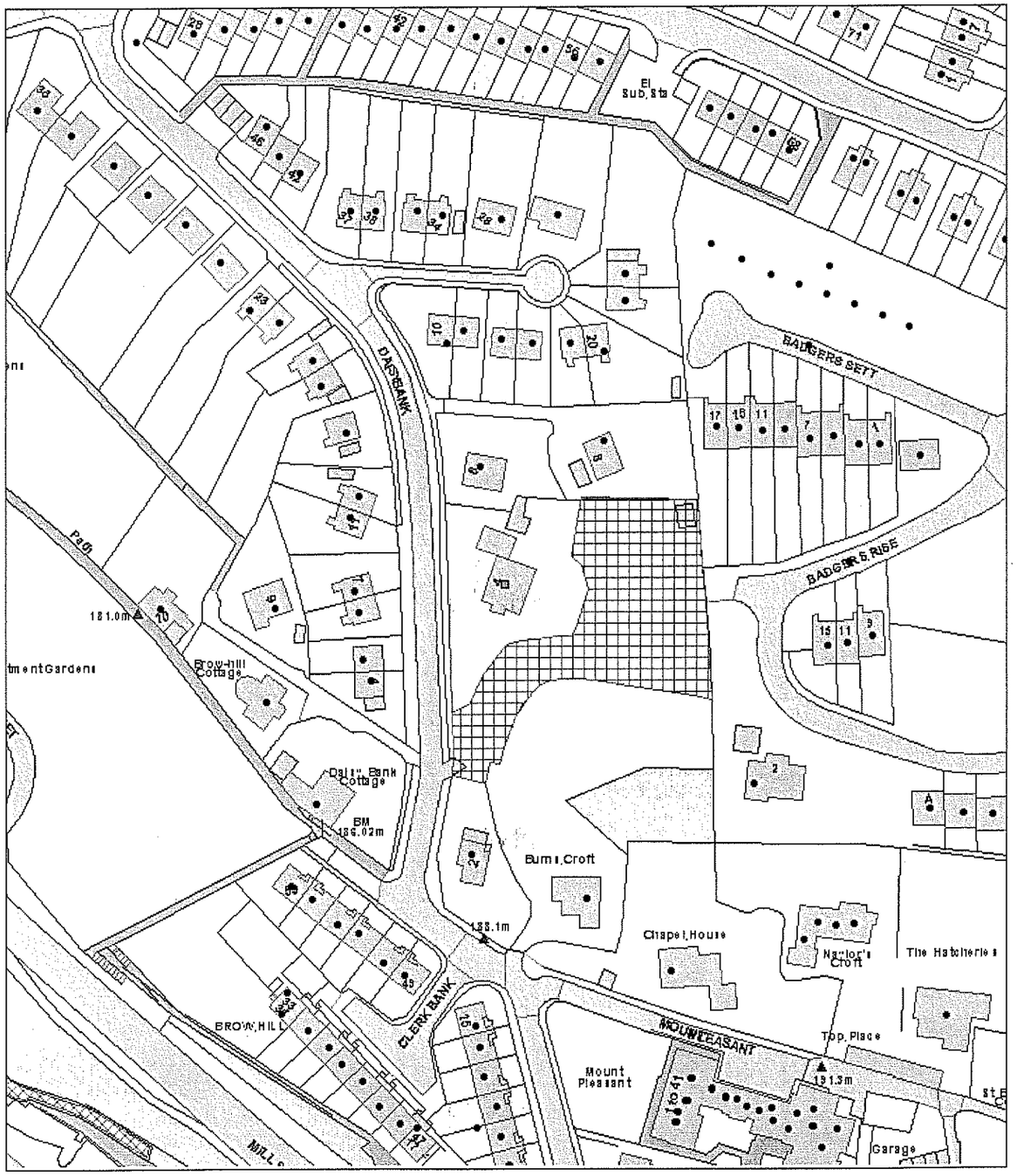
Appearance
Proposed materials is a reserved matter. However it is likely the walls will be brick with a possible use of areas of painted render to reflect the character of Daisy Bank House and surrounding houses; roof materials are likely to be plain tiles.

ACCESS

VEHICULAR AND TRANSPORT LINKS
The site is located within easy walking distance of Leek town centre where a range of public transport routes are available.

INCLUSIVE ACCESS
Changes of level within the site cause difficulties for less abled people. However it is proposed to provide level access between the parking spaces and entrances to the houses.

Reference:	08/00813/OUT Leek



Scale : 1:1250

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Organisation	SMDC
Department	Planning
Comments	

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Messrs M and R Horner

PROPOSED REDEVELOPMENT OF DAISY BANK HOUSE, 4 DAISY BANK, LEEK, STAFFORDSHIRE MOORLANDS, ST13 5HA.

PLANNING PROPOSAL

SITE PLAN

Date	Sheet	Scale
MARCH 2008	A3	1:500
Drg No.	Rev.	Drawn
2007-1514-02	-	RG

Rev.

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists

10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone + Fax 01538 386002
E-mail: sammonsltd@aol.com

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Messrs M and R Horner

PROPOSED REDEVELOPMENT OF DAISY BANK HOUSE, 4 DAISY BANK, LEEK, STAFFORDSHIRE MOORLANDS, ST13 5HA.

PLANNING PROPOSAL

LOCATION PLAN

Date	Sheet	Scale
MARCH 2008	A3	1:1250
Drg No.	Rev.	Drawn
2007-1514-03	-	RG

Rev.

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists

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