FORM 1

STAFFORDSHIRE moorlands DISTRICT COUNCIL

Part 1

AIMING·FOR·EXCELLENCE 08 / 00042 / FUL 16 JAN 2008 - S M D

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	2. AGENT
Name: MR V. BROWN	Name: LOCKSIDE DESIGN PARTNERSHIP
Address: BARNSWOOD FARM RUSHTON SPENCER SK11 0RA	Address: LOCKSIDE MILL ST. MARTINS ROAD MARPLE
Tel. No.: C/O AGENT	Tel. No.: STOCKPORT SK6 7BZ 0161 427 7121

Particulars of Proposed Development

3. Address or location of proposed development.

BARNSWOOD FARM RUSHTON SPENCER

4. Description of proposed development.

BICYCLE HIRE FACILITY & CAR PARK

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

Site Particulars

7. (a) Present use of land or buildings.	GRAZING	
(b) If vacant, state the last use and the date it ceased.	-	
(c) What is the area of the application site? (metric only)	FENCED OFF AREA 1000 SQ M. MAX CAR PARK 600 " " "	
(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	1/2 ROUND CEDAR BOARDING		
	Existing Roof			
	Proposed Roof	CEDAR SHINGLES		
10. How will surface water be disposed of? (Please tick appropriate box)	Mains θ	Soakaway ●	Other θ *(please state)*	
11. How will foul sewage be dealt with?	Mains θ	Septic Tank θ	Other θ *(please state)*	N/A
12. How many vehicle parking spaces do you intend to provide?	Existing Spaces within site (if any)	-	Additional Spaces	12
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).	YES
17. Which certificate are you submitting with your application? (For information on the correct certificate required please see guidance notes)	**A** θ **B** ● **C** θ **D** θ

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

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: 2nd JUNE 2008

M.J. MCFARLAND - DAVIDSON

On behalf of: MR V. BROWN

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Planning Service

Additional Information required in respect of
Applications for Industrial, Office, Warehousing, Storage, Shops
or other Commercial Development
(Please answer questions relevant to the proposed development)

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1. In the case of industrial development, give a description of the processes to be carried on and of the end products, the type of plant or machinery to be installed and whether these are indoors or outdoors.	N/A.
2. If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development.	N/A
3. (a) Is the proposal related to an existing use on or near the site? If "Yes" please explain the relationship. (b) Is this a new, a branch or a subsidiary establishment? Please specify.	YES. THE PROPOSAL IS SITED ON BARNCWOOD FARM
4. Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If "Yes" please give details including the location and gross floor area of such premises and state your intentions in respect of these premises.	NO

5. What is the amount of floor space on the site relating to the following uses:-

		Existing (if any) (sq.m.)	Proposed (sq.m.)	Total (sq.m.)
Industrial	(a)			
Office/Administration	(b)			
Retail	(c)			
Storage	(d)			
Warehousing	(e)			
Other Uses	(f)		20	
What is the total floor space of all buildings (a + b + c + d + e + f)?	(g)			

6. How many staff are/will be employed in each of the following categories?

		Existing Total		Proposed Change		New Total	
		Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
Office	(a)						
Industrial	(b)						
Other	(c)				1		
All (a + b + c)	(d)						

7. What provisions have been made for the parking, loading and unloading of vehicles within the site? Please show the location of such provision on the plans and distinguish between parking for (a) staff, (b) visitors and (c) servicing/loading/unloading. Include a figure for the total number of vehicle spaces (d) in each column of the table on the right.

		Existing Vehicle Spaces	Proposed Vehicle Spaces	Total Vehicle Spaces
	(a)			
	(b)		12	
	(c)			
	(d)			

8. What is the estimated maximum number of vehicles in each of the following categories based at and visiting the site in any one day?

		Based at Site			Visiting Site		
		Existing	Proposed	Total	Existing	Proposed	Total
Under 3 tons unladen weight	(a)						
Over 3 tons unladen weight	(b)			N/A.			
All (a + b)	(c)						

9. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	N/A
10. Will the proposed use involve the use or storage of any of the materials of type and quantity listed overleaf. If "Yes" state materials and quantities in tonnes.	NO

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
N/A.	-	-

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Signed .....
M. V. McFARLAND - DAVIDSON
*On behalf of .....
Date .....

*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.

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Planning Service

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

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Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* BARNSWOOD FARM
RUSHTON SPENCER SK11 0RA

I give notice that *(b)* MR V. BROWN

is applying to the *(c)* STAFFORDSHIRE MOORLANDS DISTRICT Council

for planning permission to *(d)* BICYCLE HIRE FACILITY & CAR PARK.

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at the Planning Department, Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffs. ST13 6HQ

by *(e)* .....

* '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 or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** 'tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....
M J MCFARLAND - DEVELOPMENT

† On behalf of MR V. BROWN

Date 9th JAN 2008

Statement of Owner's Rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of Agricultural Tenant's Rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† delete where inappropriate

Insert:
(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be)

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Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Certificate B*(a)* 08/00042/FUL 16 JAN 2008 - SMD

I certify that:

I have/The applicant has/The appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, was the owner*(b)* of any part of the land to which the application/appeal* relates, as listed below.

Owner's *(b)* name	Address at which notice was served	Date on which notice was served
MR F.A. BROWN	BARNSWOOD FARM RUSHTON SPENCER SK11 0RA.	9th Jan. 2008

Signed ..... M.J. MCFARLAND-DAVIDSON

*On behalf of ... MR. V. BROWN

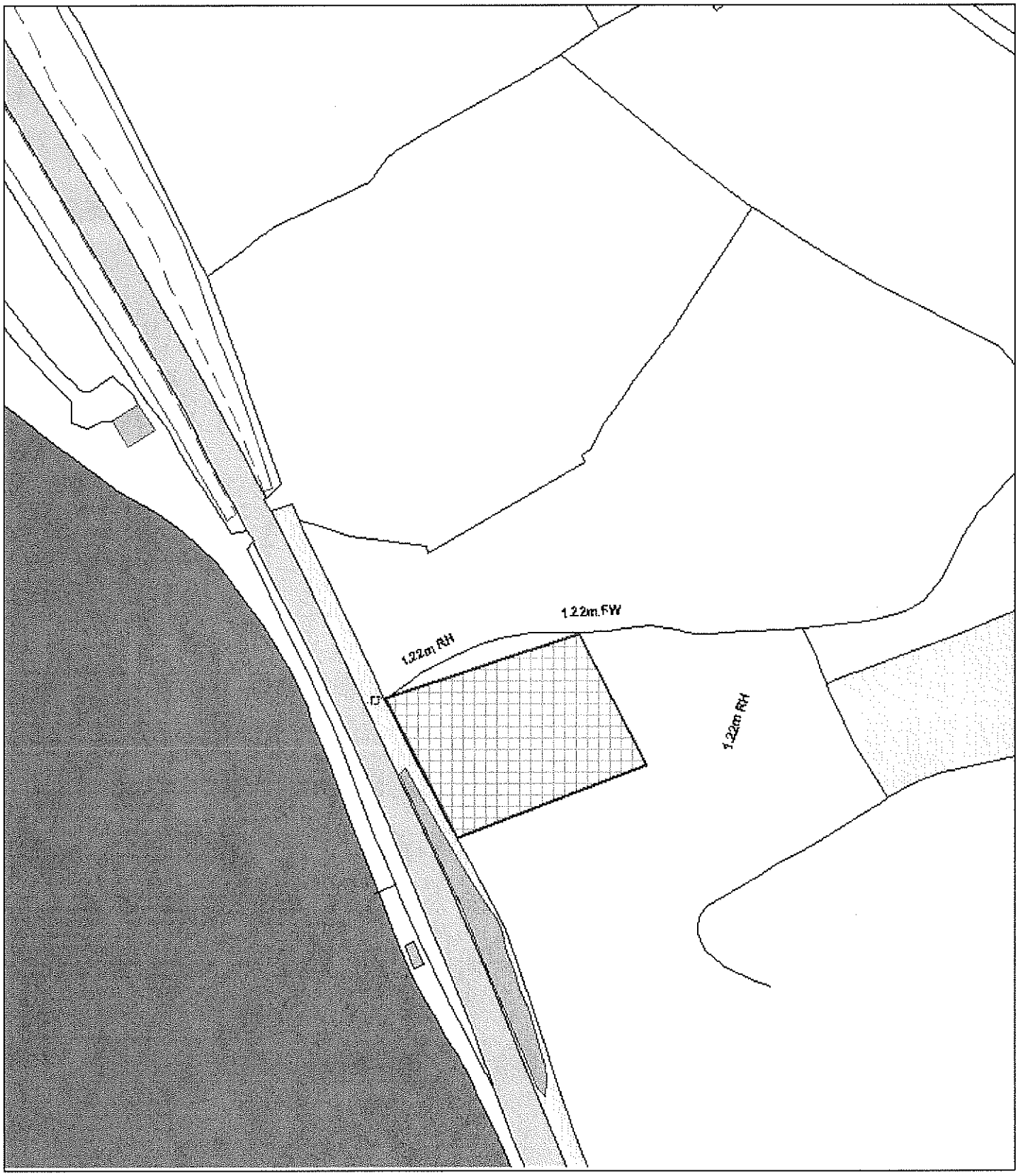
Date ..... 9th Jan. 2008

*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).

Reference:	08/00042/FUL HORTON



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Organisation	SMDC
Department	Planning
Description	

Grass Protection Mesh

BODDINGTONS

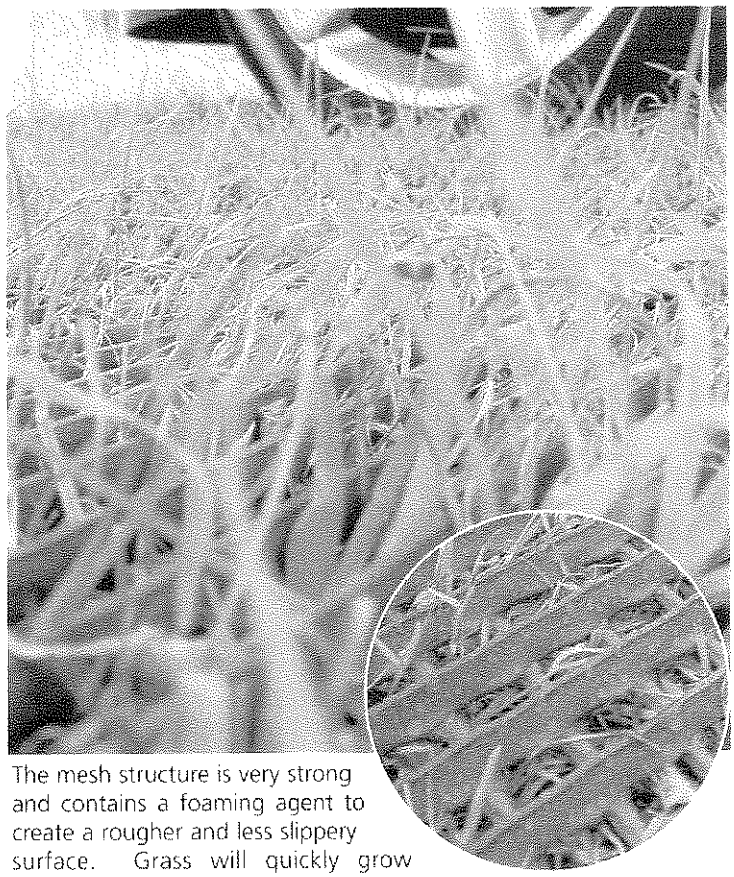
Grassprotecta™

GrassProtecta™ grass protection mesh is a heavy duty, thick extruded thermoplastic grid for protecting and reinforcing grassed areas prone to becoming muddy and rutted in wet conditions. Applications include grassed car parks, overflow car parks, light aircraft taxiways, grass paths, emergency access routes, equestrian surface reinforcement, grass verge protection & caravan parks.

GrassProtecta™ is laid directly onto the grassed surface and secured every metre by steel U-pins. If the surface is uneven, measures should be made to level and fill any depressions with a mixture of sand, topsoil and seed. The grass roots will quickly grow through the mesh apertures and will intertwine with the mesh filaments, creating a very strong stable surface. It is advisable to allow the grass to grow through the mesh before use. The grassed area will soon resume its natural appearance as the mesh disappears beneath the surface.

Manufactured from high density polyethylene, the thermoplastic mesh incorporates a blowing agent which gives the mesh a rougher feel thus creating a less slippery surface. The mesh is coloured green, UV stabilised, rot resistant, chemically inert and therefore provides a long term reinforcement solution.

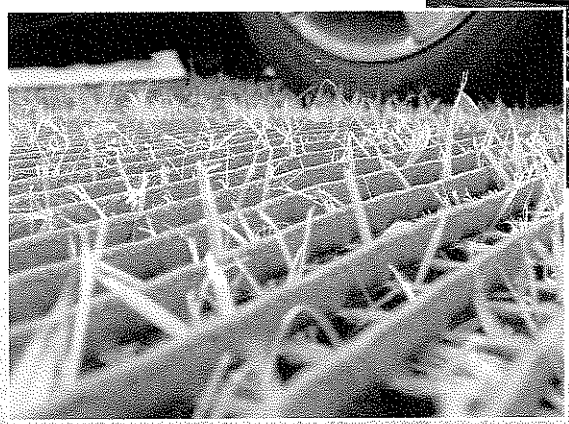
GrassProtecta™ is manufactured in two grades, Standard and Heavy to suit different load bearing capacities, and is available in 1m and 2m wide rolls and in flat sheet packs.



The mesh structure is very strong and contains a foaming agent to create a rougher and less slippery surface. Grass will quickly grow through the mesh filaments creating a very strong stable surface capable of supporting regular vehicular traffic.

- High level of reinforcement - up to 8 tonnes per axle (imposed load)
- Can be laid for temporary use or for permanent applications
- Fast and cost effective installation compared to paving grids
- No excavation or soil removal necessarily required.





GrassProtecta™ can be used immediately after installation

GrassProtecta™ is ideal for reinforcing fire engine and other emergency service access routes, as it is designed to resist higher load bearing capacities.

For this application we strongly recommend that a suitable sub-base is laid to ensure adequate support. Please contact our sales office for further guidance.



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16 JAN 2008 - SMD
FUL 08/00427

Along Rudyard Lake

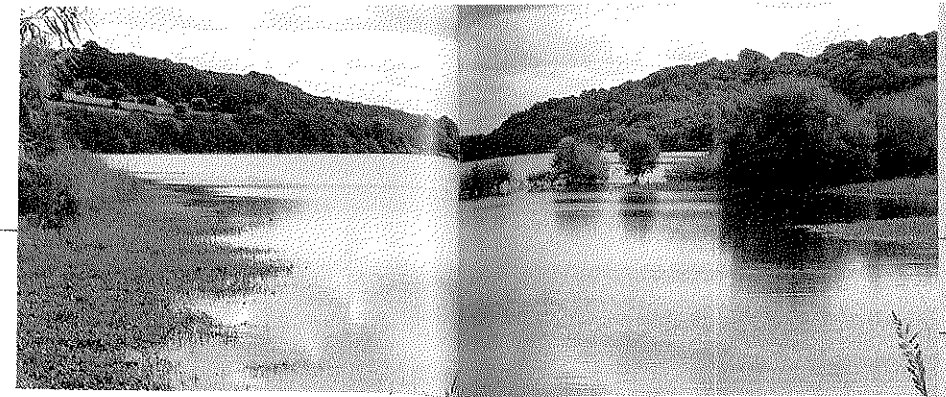
Relive the Edwardian era on this easy route beside picturesque Rudyard Reservoir, source of the water for much of the Midlands' canal network.

Rudyard Lake

You've probably passed over, or cycled beside, many a canal and taken them for granted as part of the scenery. The building of the county's canal system was a massive undertaking, but few people consider just where the water comes from to make them operate. The answer is places like Rudyard Lake. This was created in 1800 as a reservoir to supply water to the Caldon Canal, which served Leek and, more significantly, the Trent and Mersey Canal at Stoke-on-Trent, one of Britain's most important canals.

The Dingle Brook would have taken too long to fill the reservoir (and to keep it topped up) so, in addition to the dam, a feeder channel, or leat, was constructed up in the hills to the east of Rushton Spencer.





This collects water from the River Dane as it rushes down from the high Staffordshire moors and delivers it to Rudyard.

When the North Staffordshire Railway line was built between Leek and Macclesfield during the 1840s, the owners realised the reservoir was a potential leisure resource. They ran special excursion trains and laid out walks in the area. One couple had such pleasant memories of the time they spent here they named their son Rudyard Kipling after the area. Wealthy patrons built eccentric boathouses and chalets along the western shore of the lake, and these can still be seen today.

the ride

1 This is an easy there-and-back route from **Rudyard Old Station**, now the base for the little Rudyard Lake Steam Railway. This narrow gauge line follows the course of the former standard gauge line for 1.5 miles (2.4km) along the lake shore, its miniature steam engines providing endless fascination for visitors of all ages. The route follows the track north through cool woodlands to reach the **Dam Station**. As the name suggests, this is adjacent to the dam holding back **Rudyard Lake**. Make a side detour across the dam to a **visitor centre**, café and toilets – here, too, you'll find rowing boat hire and seasonal launch trips on the lake.

Left: Boathouses at Rudyard Lake
Top: View south down Rudyard Reservoir

2 Return to the old railway and carry on cycling northwards. The **lake** is easily visible through the trees – some care is needed as parts of the bank are prone to collapse, so keep well away from the shoreline. Looking across the lake, you'll see some of the odd boathouses that so delighted their owners a century and more ago. The lake is a popular place with school groups and Sea Scouts, so may well be lively with dinghies and Canadian canoes.

3 Passing by an intermediate railway halt, our route reaches the terminus of the miniature railway at **Hunthouse Wood**. More of the shore remains to be followed, however, so continue northwards along the old track, shortly passing through a gateway and on to a wider base of potholed, compacted ballast and cinders. The lake gradually narrows to its northern tip where there is a small **car park** and turning area. You can turn around here and retrace the route back to the start for a total ride length of 4 miles (6.4km). Before doing so it is worth diverting left along the tarred access lane for 200yds (183m) to a viewpoint offering a panorama down the length of the lake. The bridge here is across the canal feeder leat, which gathers Dingle Brook beyond the reedy marsh to the north. American troops trained for the D-Day landings in 1944 in this area, while the cornfields and pastures beyond were once a popular golf course.

3h00 – 8.5 MILES – 13.7 KM – LEVEL 1 2 3

SHORTER ALTERNATIVE ROUTE

1h30 – 4 MILES – 6.4 KM – LEVEL 1 2 3

MAP: OS Explorer OL24 White Peak
START/FINISH: Rudyard Old Station, grid ref SJ955579
TRAILS/TRACKS: old railway trackbed
LANDSCAPE: wooded lake shore, peaceful pastures and meadows
PUBLIC TOILETS: Rudyard village
TOURIST INFORMATION: Leek, tel 01538 483741
CYCLE HIRE: none nearby
THE PUB: The Abbey Inn, Leek
Take care along the banks of the lake – keep well away from the shore line

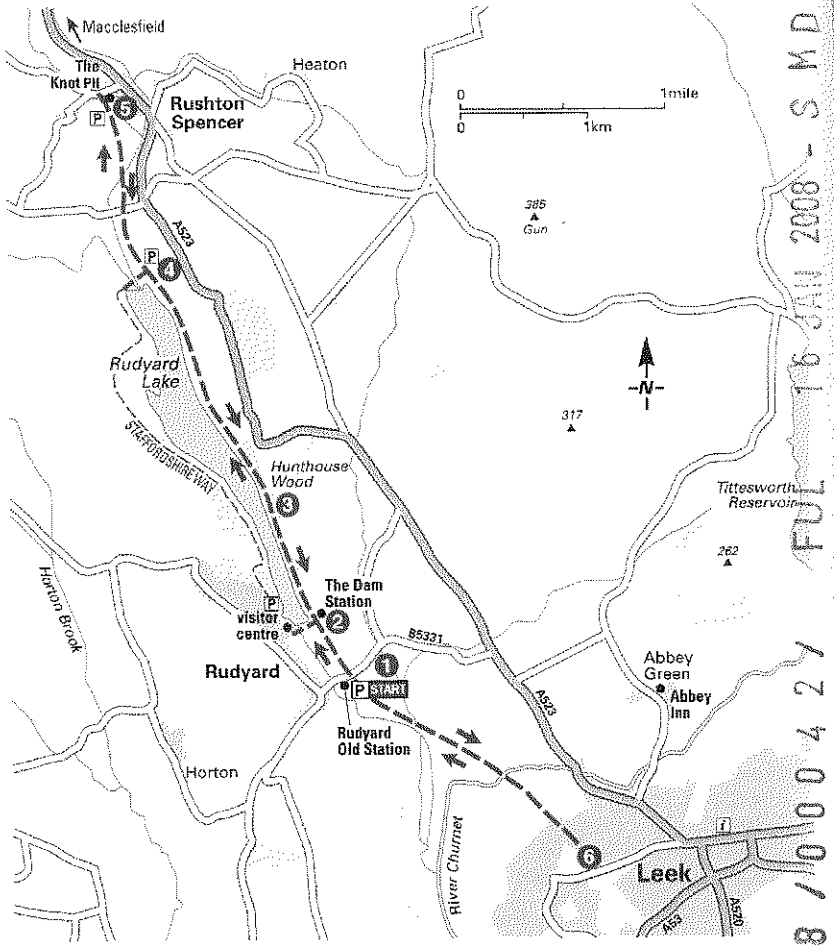
Getting to the start

From Leek take the A523 north west towards Macclesfield. Soon turn left on to the B5331, signed to Rudyard Lake. The entrance to the car park is on the left immediately under the railway bridge and before Rudyard village.

Why do this cycle ride?

Rudyard Lake is surrounded by wooded hills, pleasant hay meadows and cow pastures. The route takes full advantage of the countryside and offers opportunities to enjoy the other summertime facilities here such as a miniature railway, boat trips on the lake and rowing boat hire. It's an ideal family day out.

Researched and written by: Neil Coates



4 Back on the old railway continue to the village of **Rushton Spencer**. Look to the right of the car park for wooden bollards and the muddy railway track. Take this (not the wider potholed road) through the trees, initially a muddy stretch that soon becomes a strip of compacted gravel on a grassy trail. This leads to the old station at Rushton Spencer. There's a superb North Staffordshire Railway station house here, and also a village pub called **The Knot**.

5 This is the end of the line; from here retrace your outward route back to **Rudyard Old Station**.

6 As a final flourish it is possible to follow the old trackbed south to the outskirts of **Leek**, just short of an old tunnel. This trip is beside pastureland and partly follows the route of the canal feeder leat and the little **River Churnet**. Return the same way back to Rudyard.

The Abbey Inn

Set in beautiful countryside on the Staffordshire moorlands on the outskirts of Leek, this magnificent building enjoys an elevated position overlooking the infant Churnet Valley. It was built with stones recovered from the ruins of the nearby Cistercian Abbey of Dieu la Cresse and looks far older than its 1702 year of construction. Inside, head for the non-smoking snug bar, a super little room with bare sandstone walls, pine tables, collections of gleaming brass and copper jugs and pans, and tip-top Bass on tap. The main bar is spacious and comfortable, with a brick fireplace, photographs of old Leek town on the walls and a good mix of furnishings. From the front patio you have views along an elm-lined lane to the sandstone tower of Leek's parish church, and glimpses of the high moorlands to the north of town.

Food

From an extensive printed bar menu you can order hot filled baps, filled jacket potatoes and local favourites like steak and mushroom pudding. The limited but tempting daily specials may include sweet and sour pork, tarragon chicken in white wine sauce with mushrooms, and a good range of fish dishes.

Family facilities

The Abbey Inn has a children's licence so they are welcome anywhere in the pub and they have a standard menu to choose from. There's also a good play area (slides, climbing ropes) adjacent to the garden.

Alternative refreshment stops

The Rudyard Hotel and a café and snack bar in Rudyard village.

about the pub

The Abbey Inn
Abbey Green Road, Leek
Staffordshire ST13 8SA
Tel 01538 382865
www.abbeyinn.co.uk

DIRECTIONS: The Abbey Inn is 1.75 miles (2.8km) from Rudyard Old Station. Take the B5331 and turn right on to the A523. In 300yds (274m) turn left along Highup Road, signed for Meerbrook, and continue to a T-junction where you turn right. The Abbey Inn is 0.5 miles (800m) on the left

PARKING: 40

OPEN: all day, closed Tuesday

FOOD: daily, all day Saturday and Sunday May–September

BREWERY/COMPANY: free house

REAL ALE: Bass, guest beer

ROOMS: 2 en suite, 1 apartment



☛ Where to go from here

In Macclesfield, to the north, visit Paradise Mill and the Silk Museum which together bring to life the industry that dominated the area during the Victorian era (www.silk-macclesfield.org).