part one.

Planning Application - part 1

A1. Applicant Details

Organisation	SHUFFLEBOTHAM COOKE PARTNERSHIP		
	Title	**Forename**	**Surname**
Name	MR	D	COOKE

A1.1 Address Details

Name or flat number	
Property number or name	THE VICARAGE
Street	GIANTSWOOD LANE
Locality	
Town	CONGLETON
County	CHESHIRE
Postal Town	
Postcode	CW12 2JG

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

A2. Agent Details

Organisation	ARCHITECTURAL DESIGN		
	Title	**Forename**	**Surname**
Name	MR	G	Watts

A2.1 Address Details

Name or flat number	THE COURTYARD
Property number or name	28A
Street	GREAT KING STREET
Locality	
Town	MACCLESFIELD
County	CHESHIRE
Postal Town	
Postcode	SK11 6PL

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	01625615954	
Daytime Telephone No.		
Fax No.	01625511042	
Email Address	post@archdes.co.uk	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	Marsh Green Farm
Street	Marsh Green Road
Locality	
Town	Biddulph
County	STOKE-ON-TRENT
Postal Town	
Postcode	ST8 6QP
UPRN	0
Location	

2. Description of the Proposed Development

Development Description

Installation of underground domestic lpg storage tanks to serve 4no. dwellings at Marsh Green Farm.

3. Type of Application

Type

- _ Outline
- _ Approval of Reserved Matters
- X Full
- _ Renewal of temporary permission
- _ Renewal of unexpired permission
- _ Removal of Condition
- _ Variation of Condition

Outline or Reserved Matters Applications.
Following recent legislation changes to outline permission please read the help-text for new requirements.

Layout (Previously Siting)	_ Yes	X No
Scale (Previously Design)	_ Yes	X No
External Appearance	_ Yes	X No
Means of Access	_ Yes	X No
Landscaping	_ Yes	X No

Reference Number of existing application

Date of previous decision (yyyy-mm-dd)

Condition Number

Proposal Type

New building(s) _ Yes X No

Alteration or Extension to building(s)	_ Yes	X No
Change of use	X Yes	_ No
Demolition	_ Yes	X No
Other operations	X Yes	_ No

4. Access

Is existing access affected?

Pedestrian _ Yes X No
Vehicular _ Yes X No

Is a new access type proposed?

Pedestrian _ Yes X No
Vehicular _ Yes X No

Disability Access

N/A

5. Other Information

A. Planting of trees, shrubs or hedges	_ Yes	X No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	_ Yes	X No
C. Storage of waste	_ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	_ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

N/A

Roof

N/A

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

2no. access covers will be visible. The tanks will be buried and grassed over.

8. Site Area & Floor Space

Site Area 30

Units **X square metres** **_ hectares**

Width of site frontage 0 **metres**

Is the application for new building works? _ Yes X No

Please state the existing floorspace of the building 0 **sq.m**

Please state the proposed new floorspace 0 **sq.m**

Is the proposal for a change of use? X Yes _ No

Please state the floorspace related to the change of use 12 **sq.m**

Does the proposal involve the removal or demolition of any part of the existing building? _ Yes X No

Description of removal/demolition

9. Existing Uses

Current use of land or building

18 square metres is within domestic curtilage and 12 square metres lies within agricultural land.

If vacant what was the land or building last used for?

10. Residential Information

Select the type of land the development is on _ **Brown-field**

__ Green-field
X Part Greenfield, Part Brownfield
__ Don't Know

Is the number of residential units changing? __ Yes X No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
0	0	0	0

11. Interest

State the applicant's interest in the land

X Owner
__ Lessee
__ Prospective purchaser
__ Other

If Other give details

Does the applicant own or control any adjoining land? X Yes __ No

Has any part of the site been in council ownership? __ Yes X No

12. Height

State the height of the new development

0
metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	0	0	0
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	0	0
Disability Spaces	0	0	0

14. Drainage

State method of disposal for surface water

n/a

State method of disposal for foul sewage

n/a

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application _ Yes X No

15. Previous Applications

Any previous known applications for this proposal? _ Yes X No

Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	_ Yes	X No
Office	_ Yes	X No
Warehousing	_ Yes	X No
Storage	_ Yes	X No
Shopping	_ Yes	X No
Any commercial use involving staff/parking/operating hours	_ Yes	X No

Signature **Electronically submitted; no signature required.**

Certificate A

08/00306/ [illegible] 2008

I certify that:

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	MR	G	WATTS
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-02-25		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. **_** I have/the applicant has given the requisite notice to every person other than my/him/herself 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 the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	MR	G	WATTS
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-02-25		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

ARCHITECTURAL DESIGN

Chartered Architect
Party Wall and Architectural Surveyors
Town Planning Consultants
Planning Supervisors

t. 01625 615954
f 01625 511042
e. post@archdes.co.uk
i. www.archdes.co.uk

The Courtyard
28A Great King Street
Macclesfield
Cheshire SK11 6PL

February, 2008

Our Reference: AD1910
Portal Application no: PP-00347496

08 [illegible] 2008

DESIGN & ACCESS STATEMENT TO ACCOMPANY APPLICATION FOR PLANNING CONSENT

Proposed Underground Domestic Gas Storage Tanks, Marsh Green Farm, Marsh Green Road, Gillow Heath

Introduction

The applicant is undertaking works to redevelop Marsh Green Farm. All but one building at Marsh Green Farm is in his ownership; refer to the appended location plan AD1910/01. In 2006 he gained planning permission to extend and alter the farmhouse (06/00097/FUL, subsequently revised under 06/01187/FUL). These works are now complete. He has also gained permission to convert one of the adjacent barns into two dwellings (07/00458/FUL) and to convert and extend the currently derelict haybarn into a further dwelling (07/01106/FUL). The extent of the current application site and its context with these previous applications is outlined on drawing AD1910/02.

The site benefits from mains electricity and water. The applicant has recently negotiated a mains sewage connection and this is now complete. However, the site does not have a mains gas connection and the applicant has been unable to obtain necessary approvals from the statutory undertaker to obtain a mains gas supply. Therefore, a means of fuel storage is required on site in order to provide enough heating fuel storage capacity for all of the existing and proposed dwellings at Marsh Green Farm.

Ideally, the applicant would like to install underground lpg tanks as they have less of a visual impact (nb. oil tanks by comparison would need to be situated above ground and would also provide an added concern of potential contamination of groundwater and nearby water courses). Calor have been engaged to size, design and supply these and have provided technical assistance in determining the most suitable location

for them. Three 2000litre storage vessels are required. There are regulations and best practice criteria that govern the installation of such tanks and Calor has provided a schematic and installation drawing that demonstrates compliance with the various legislative and recommended requirements (drawing no.19253 – as appended).
The tanks will be fully subterranean with an access cover set flush with adjacent ground levels. These will be the only visible components of each tank. A minimum distance of 3000mm is shown to be required between the access covers of each tank and any adjacent highway. The tanks must also be located away from buildings and close to a vehicular access point to allow safe and unhindered access for re-fuelling. There is no location on site that meets all of these criteria and is fully within the domestic curtilage. Therefore, the proposed location encroaches slightly beyond the domestic curtilage. This encroachment has been kept to an absolute minimum.

The current proposal for underground domestic gas storage tanks has been developed in consultation with Rob Duncan at SMDC and incorporates feedback received by him in e-mailed communication of 6th and 18th September 2007.

Use

The proposed scheme provides domestic gas storage for the 4no. dwellings for which the applicant has planning permission at Marsh Green Farm.

Size of Proposals

The overall space required to install the tanks is 30 square metres. 18 square metres would be within the existing domestic curtilage whilst the remaining 12 square metres would be outside within agricultural land.

Layout

The proposed site layout is depicted on Architectural Design drawing AD1910/04.

The site would be fenced with 900mm high post and wire fencing to inhibit unauthorised access.

Scale

The scale of the storage is appropriate to its use. The tanks are sized for domestic purposes only.

Landscaping

The site would be screened from the road by means of new post and wire fencing and a hawthorn hedge that would delineate the visibility splay required under previous planning applications.

Appearance

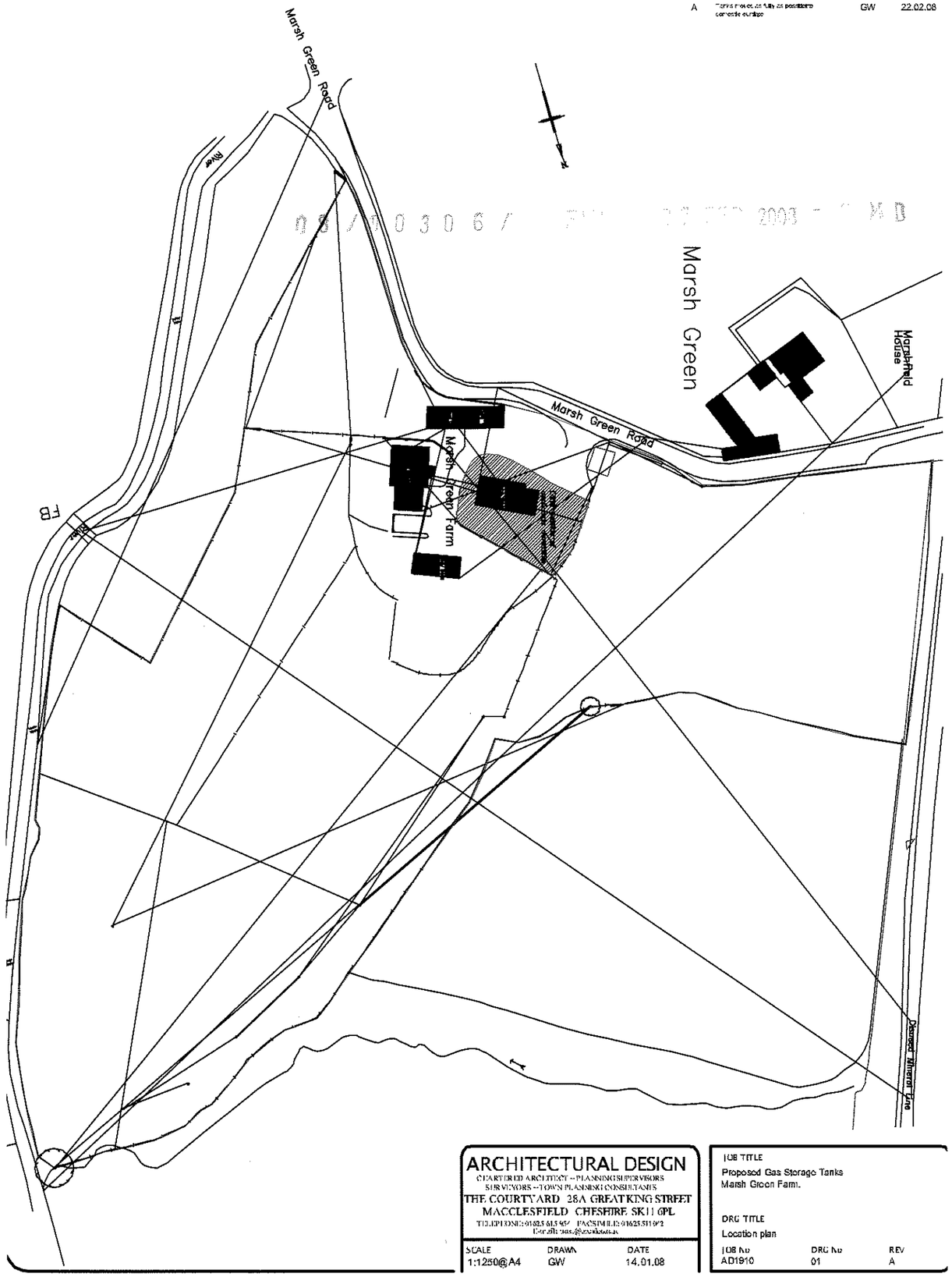
The tanks would be virtually invisible from their surroundings. No raised bunding or any other final alterations to existing ground levels are proposed.

Access

Access to the tanks for refuelling would be via the main site access. A fuel tanker would be able to pull fully off the public highway and park adjacent to the existing field access shown on drawing AD1910/04.

Access to the general public and livestock would be inhibited by the post and wire fencing.

REV.	DESCRIPTION	INITIAL	DATE
A	Tanks moved as fully as possible to concrete outlines	GW	22.02.08



ARCHITECTURAL DESIGN
CHARTERED ARCHITECT – PLANNING SUPERVISORS
SURVEYORS – TOWN PLANNING CONSULTANTS
THE COURTYARD 28A GREAT KING STREET
MACCLESFIELD CHESHIRE SK11 6PL
TELEPHONE: 01625 615 95[illegible] FACSIMILE: 01625 511 0[illegible]2
E-mail: [illegible]

SCALE	DRAWN	DATE
1:1250@A4	GW	14.01.08

JOB TITLE
Proposed Gas Storage Tanks
Marsh Green Farm.

DRG TITLE
Location plan

JOB No	DRG No	REV
AD1910	01	A

DO NOT SCALE FROM THIS DRAWING - CONTRACTOR TO TAKE AND CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK - DISCREPANCIES TO BE REPORTED TO ARCHITECT - THIS DRAWING IS COPYRIGHT

REV.	DESCRIPTION	INITIAL	DATE
A	Tanks moved as fully as possible into domestic curtilage	GW	22.02.08
B	Fence elevations added as requested by Mike Green, 6th March, 2008	GW	07.03.08

Marsh Green Road

Edge of carriageway

extent of domestic curtilage denoted by green line

verge

radius kerb to access roadway

Existing residential access to Marsh Green Farm

Visibility splay

Visibility splay set 2.5 metres from back of carriageway at start of radius

2500mm

application site boundary outlined in red

field

Existing wall to be reduced in height to 900mm from adjacent carriageway

New post and wire fence and hawthorn hedge planted to rear of visibility splay

Existing hedge removed where it cuts across visibility splay

N

C

A

6000mm

verge

Roadway provides access for gas tanker to refuel tanks

3no. underground gas tanks

Existing fence removed

Access covers visible. Area seeded with meadow grass

B

5000mm

D

radius kerb to access roadway

Access to farmhouse and barns undergoing conversion

verge

field

Existing hedge retained

Existing gate retained

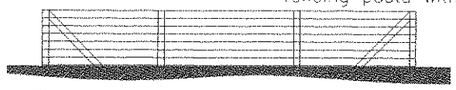
extent of domestic curtilage denoted by green line

Existing field access

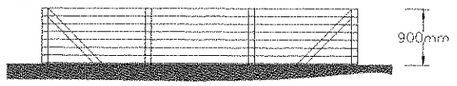
verge

Access to rear of The Stone Barn

Enclosure Fencing Nom. 100mm diameter treated timber fencing posts with galvanised wire infill



Elevations A and B



Elevations C and D

ARCHITECTURAL DESIGN
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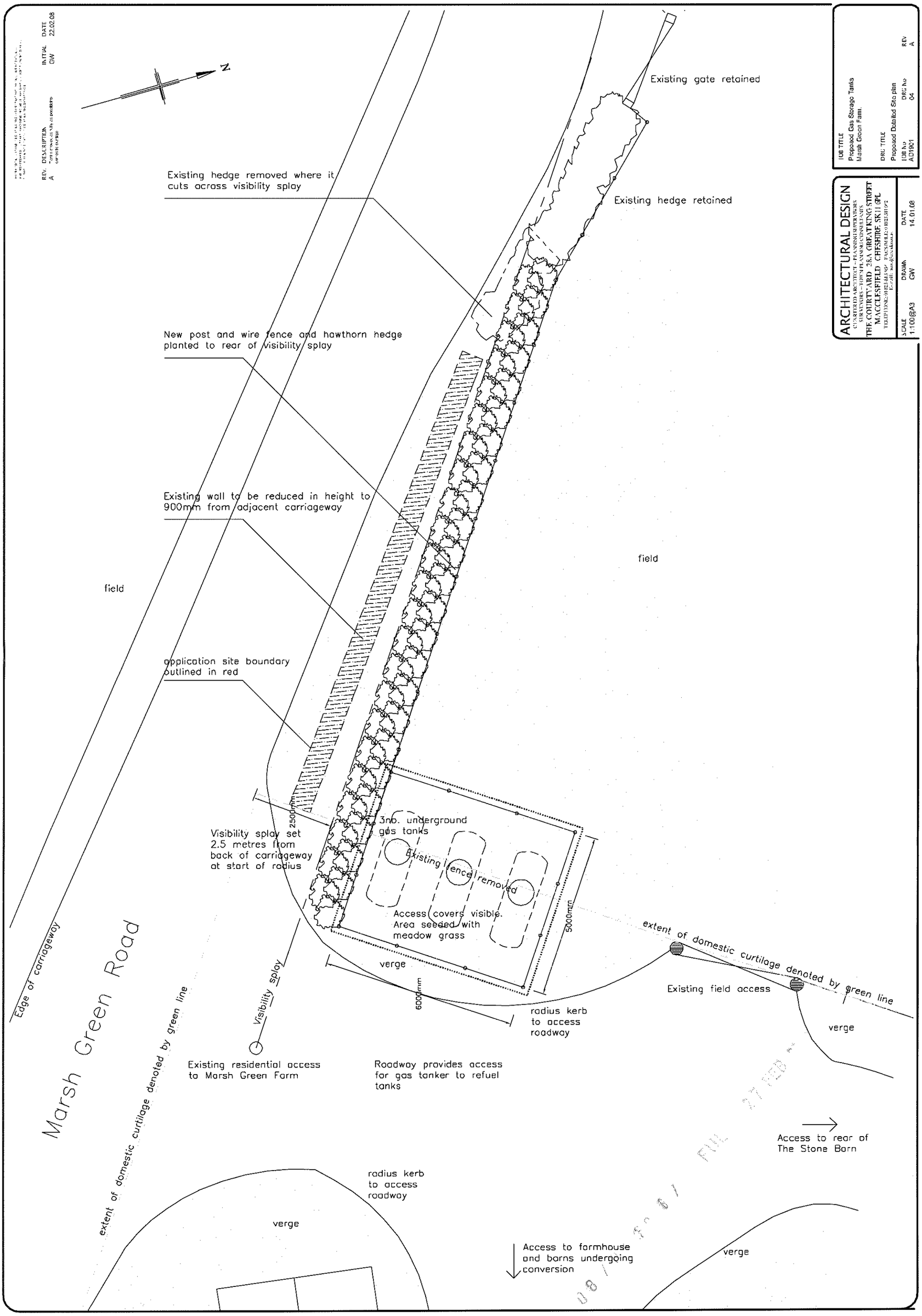
SCALE DRAWN DATE

JOB TITLE
Proposed Gas Storage Tanks
Marsh Green Farm.

DRG TITLE
Proposed Detailed Site plan

JOB No DRG No REV



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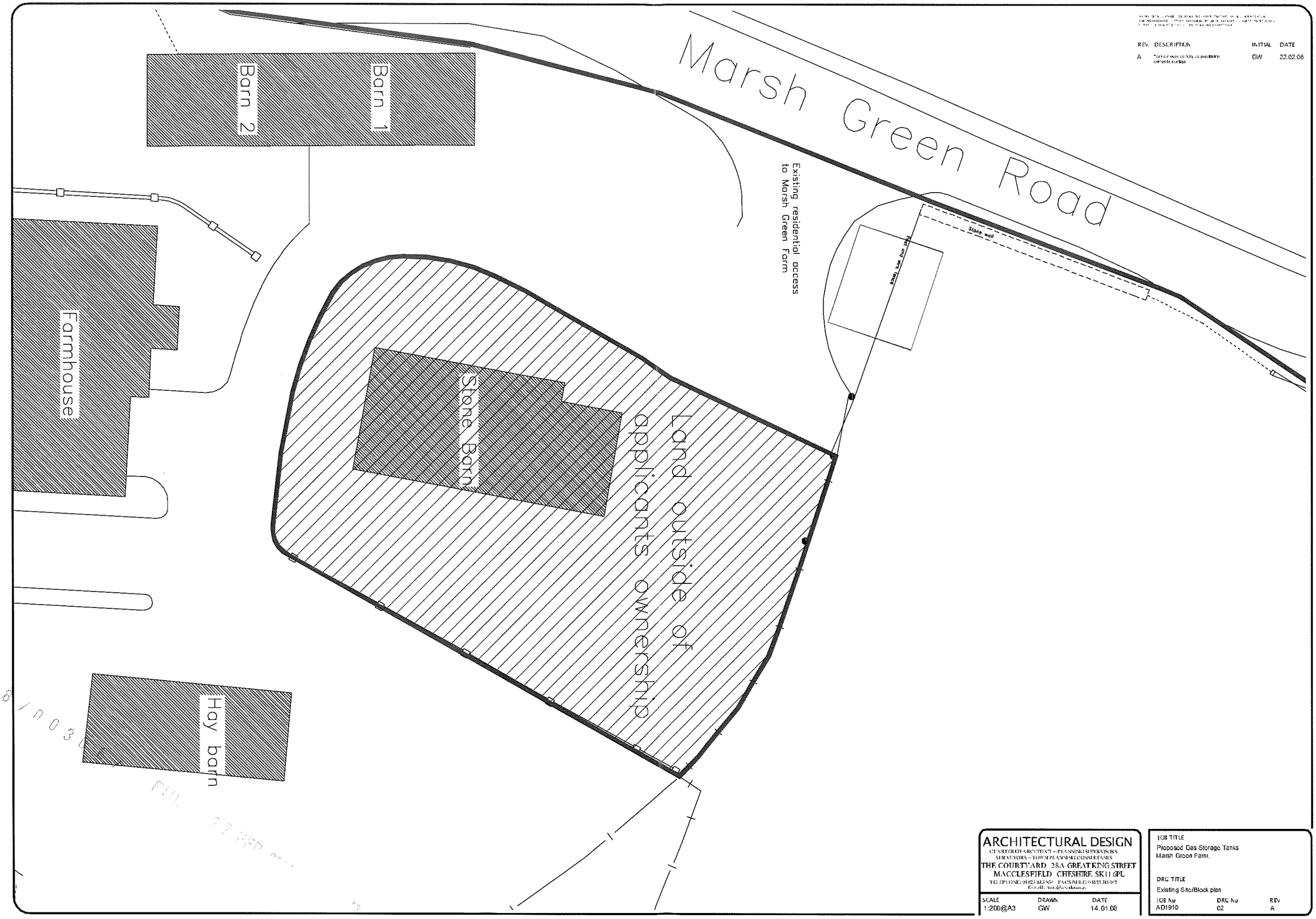
E-mail: [illegible]

SCALE	DRAWN	DATE
1:100@A3	GW	14.01.08

JOB TITLE
Proposed Gas Storage Tanks
Marsh Green Farm.

DRG TITLE
Proposed Detailed Site plan

JOB No	DRG No	REV
AD1901	04	A



REV.	DESCRIPTION	INITIAL	DATE
A	Tanks moved as fully as possible to remedy curtilage	GW	22.02.08

ARCHITECTURAL DESIGN
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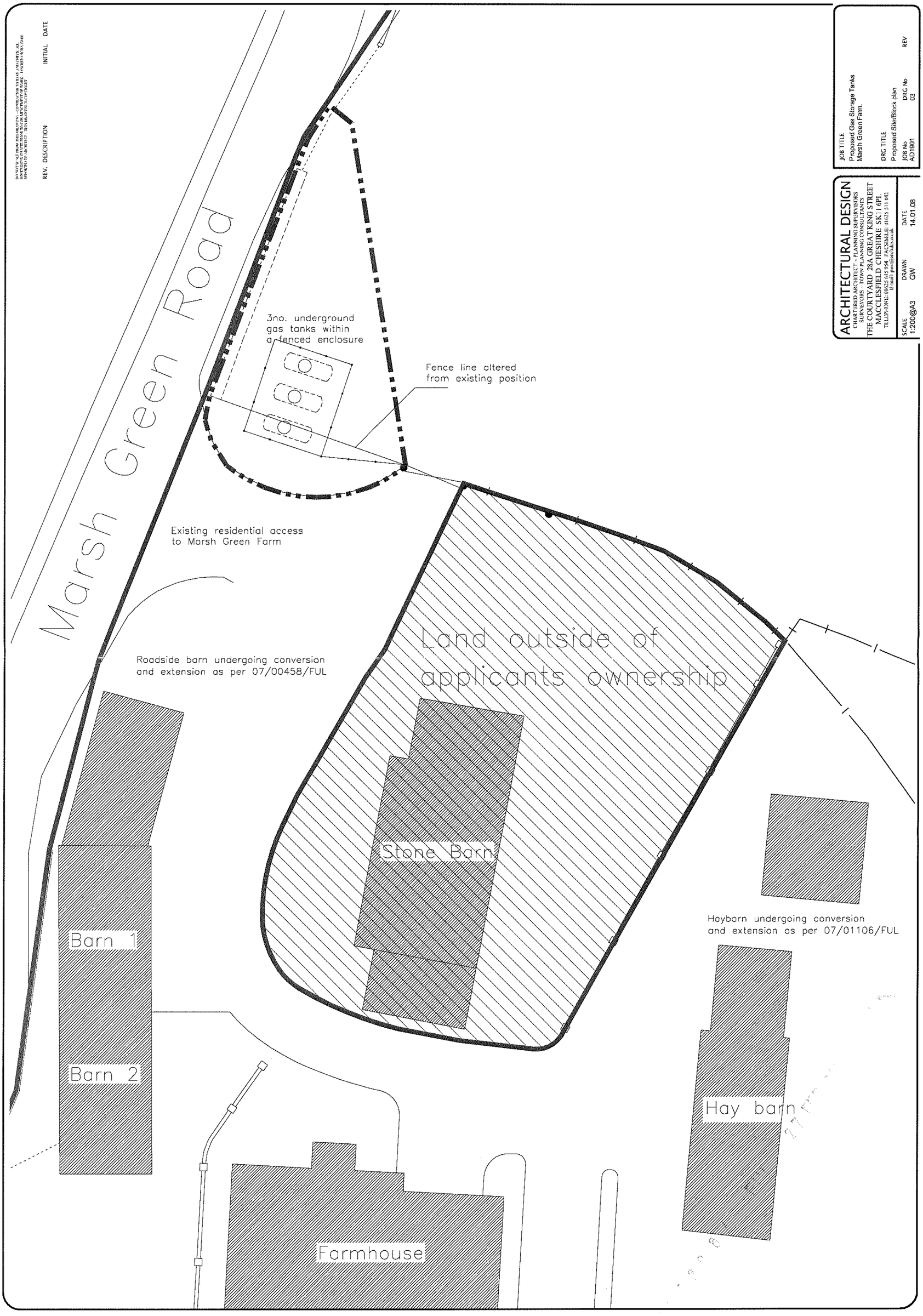
SCALE	DRAWN	DATE
1:200@A3	GW	14.01.08

JOB TITLE
Proposed Gas Storage Tanks
Marsh Green Farm.

DRG TITLE
Existing Site/Block plan

JOB No	DRG No	REV
AD1910	02	A



REV. DESCRIPTION INITIAL DATE

JOB TITLE
Proposed Gas Storage Tanks
Marsh Green Farm.

DRG TITLE
Proposed Site/Block plan

JOB No AD1901 DRG No 03 REV

ARCHITECTURAL DESIGN
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SCALE 1:200@A3 DRAWN GW DATE 14.01.08