07/01104

FORM 1

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

Planning Service

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

Part One

APPLICATION FOR FULL AND OUTLINE PLANNING PERMISSION OR APPROVAL OF RESERVED MATTERS

Please read the attached guidance notes before completing this form.

FOUR copies of this form and FOUR copies of the plans are required.

1. APPLICANT	2. AGENT
Name: MR AND MRS HOLME	Name: RYDER FORD ASSOCIATES
Address: LOWER MOOR FARM, BASFORD ST3 7ET	Address: PARKSIDE PARK ROAD, LEEK
Tel. No.:	Tel. No.: 01538 398290

Particulars of Proposed Development

3. Address or location of proposed development.

LOWER MOOR FARM
BASFORD ST13 7ET

4. Description of proposed development.

CHANGE OF USE OF AGRICULTURAL BUILDINGS TO HOLIDAY ACCOMMODATION AND MINOR ALTERATIONS

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	~~YES~~/NO	
(d) Construction of new access to highway — Pedestrian	~~YES~~/NO	
(e) Alteration of existing access to highway — Vehicular	~~YES~~/NO	
(e) Alteration of existing access to highway — Pedestrian	~~YES~~/NO	
(f) Any operations not falling within the above	~~YES~~/NO	

Site Particulars

7. (a) Present use of land or buildings.	AGRICULTURAL	
(b) If vacant, state the last use and the date it ceased.		
(c) What is the area of the application site? (metric only)	0.1 HA	
(d) Are there any buildings which are to be demolished?	YES/~~NO~~ YES	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	ALL AS EXISTING		
	Existing Roof			
	Proposed Roof			
10. How will surface water be disposed of?(Please tick appropriate box)	Mains ☐ Soakaway ☑ Other ☐ (please state)			
11. How will foul sewage be dealt with?	Mains ☐ Septic Tank ☐ Other ☑ (please state) PACKAGE TREATMENT PLANT			
12. How many vehicle parking spaces do you intend to provide?	Existing Spaces within site (if any)	7	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).	YES
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	£ 335.00

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: 11/05/07

On behalf of: M/S APP MPM PLANS

PROPOSED CHANGE OF USE OF AGRICULTURAL BUILDINGS AT
LOWER HOUSE FARM BASFORD LEEK STAFFORDSHIRE ST13 7ET
INTO HOLIDAY ACCOMMODATION

STRUCTURAL AND PROTECTED SPECIES SURVEY IN SUPPORT OF PLANNING APPLICATION NO. 07/01104

FEB 2008

I am Robert Ford, agent for the applicants and private architectural practitioner.

I am qualified by examination to degree level by gaining distinction in the Examination in Architecture part one set by the Royal Institute of British Architects and have been in architectural practice since 1972.

I am also a surveyor for the *English House Condition Survey*, since 1991, for the Department for Communities and Local Government.

STRUCTURAL SURVEY

The buildings at Lower House Farm comprise a traditional range of stone built cattle housing buildings with lofts over designed for hay storage.

The buildings form an L shape on plan and take the form of the usual long narrow construction with external small openings. The building is mostly two storey with tiled roofs on rafters supported on timber purlins on traditional king or queen post trusses supported by 475 – 500 thick stone walls.

The buildings have been recently comprehensively repaired under a capital grant scheme under the provisions of the Environmentally Sensitive Area scheme operating in this local area within and on the edge of the South West Peak sector of the Peak District National Park.

The repair and restoration works comprised the renewal of roof coverings and roof structural components where defective and repairs to walls.

I have examined the buildings against the check list here attached and found some indication of roof spread approx. halfway along the north elevation of the longest leg of the buildings and rising damp.

The roof spread appears to have been stabilized and will not require further remedial action for the foreseeable future.

Rising damp is to be expected in a building of this construction and current use and will be addressed by the insertion of a damp proof course (electro osmosis system) during the normal course of works involved in the proposed conversion works.

There were no other defects observed with reference to check list and nothing of concern to warrant referral to a consulting structural engineer.

PROTECTED SPECIES

As stated above, the building was recently re roofed (2005) and as such falls within the exceptions category referred to in *box 1 of the Peak District National Parks Authority's Protected Species form.* (see attached) The National Park Authority have been operating this system of reporting on protected species in connection with all planning applications for approx. 18 months and it is reasonable to rely on it in the context of this application.

Rob Ford
Ryder Ford Associates
Parkside
Park Road
Leek
ST13 8JT 01538 398290 roblfords@btopenworld.com

	Defect	Action required?		Monitor/ examine further?		Action required on assumption problem is progessive						
						Action described elsewhere on form?		Any additional action required that is not accounted for elsewhere				
								Treatment?			Extent	
Roof sagging	Y	Y	N	Y	N	Y	N					
Roof humping	Y	Y	N	Y	N	Y	N					
Roof spreading	Y	Y	N	Y	N	Y	N	Tie-ing	Y	N	Number:	
								Other	Y	N	Specify	
Sulphate attack	Y	Y	N	Y	N	Y	N	Chimney-liner	Y	N	Linear Metres	m
								Other	Y	N	Specify	
Unstable parapets	Y	Y	N	Y	N	Y	N					
Wall bulging	Y	Y	N	Y	N	Y	N	Tie rods	Y	N	Number:	
								Strapping	Y	N	Number:	
								Other	Y	N	Specify	
Differential movement	Y	Y	N	Y	N	Y	N	Movement-joint	Y	N	Linear Metres	m
								Other	Y	N	Specify	
Lintel failure	Y	Y	N	Y	N	Y	N	Replace lintels	Y	N	Number:	
Wall tie failure	Y	Y	N	Y	N	Y	N	Insert wall ties	Y	N	Wall area:	m²
Unstable floors, stairs or ceilings	Y	Y	N	Y	N	Y	N					
Dry rot/Wet rot	Y	Y	N	Y	N	Y	N	Wall & timber treatment	Y	N	Basement 1 / One room 2 / One floor 3 / Loft 4 / Most building 5	
Wood-borer infestation	Y	Y	N	Y	N	Y	N	Timber treatment	Y	N	Basement 1 / One room 2 / One floor 3 / Loft 4 / Most building 5	
Adequacy of balconies / projections	Y	Y	N	Y	N	Y	N	Replace fixings	Y	N	Total Number:	
								Other	Y	N	Specify	
Foundation settlement	Y	Y	N	Y	N	Y	N	Underpin	Y	N	Linear Metres	m
								Other	Y	N	Specify	
Integrity of structural frame	Y	Y	N	Y	N	Y	N	Making-good	Y	N	Wall area	m²
								Replace frame	Y	N		
Integrity of wall panels	Y	Y	N	Y	N	Y	N	Replace fixings	Y	N	Total Number:	
								Other	Y	N	Specify	
Boundary wall - unsafe height	Y	Y	N	Y	N	Y	N					
Boundary wall - out of plumb	Y	Y	N	Y	N	Y	N					
Boundary wall - horizontal cracking	Y	Y	N	Y	N	Y	N					
Unstable retaining wall	Y	Y	N	Y	N	Y	N					
Any other problems	Y	Y	N	Y	N	Y	N	Specify			Specify	

Box 1 Developments with a possible impact on bats or barn owls

(A)	**Houses built before 1939** - Changes affecting the roof (e.g. house extensions, loft conversions, re-roofing, etc) or demolitions
(B)	**Barns and other traditional buildings** - Changes to or demolition of other buildings built before 1939.
(C)	**Buildings with complex roof structures of any age** - Changes or demolitions to buildings such as schools, offices, hostels, pubs and hotels, hospitals etc.
(D)	**Developments to listed buildings affecting walls or roof**
(E)	**Developments involving the loss of mature trees**
(F)	**Developments affecting buildings where bats and owls are known to be present**

Exceptions to A -D only (where a Protected species survey is not required)

Isolated upland buildings or those more than 200m from the nearest trees
Buildings with missing or metal/prefabricated sheet roofs
Recently re-roofed buildings (last 10 years)
Porches or other minor structure applications and minor changes to existing roofs
Active industrial premises

Box 2 Developments with a possible impact on great crested newts, otters, breeding birds and water voles

(A)	**All disturbances to rivers, streams, canals, ditches, lakes, ponds and other aquatic habitats.**
(B)	**All disturbances to hedgerows, scrub (10 or more bushes) or woodland.**

3. What if a Protected species is found?

If Protected species are found by your ecological surveyor they must include details of MEASURES TO AVOID, MITIGATE OR COMPENSATE FOR POTENTIAL HARM TO THESE SPECIES with the report. This depends on the species found and extent of use but generally it will include recommendations on the timing of operations, the methods used and additional recommendations on how wildlife habitats can be incorporated into the final design.

The presence of a Protected species need not detrimentally affect the potential to gain planning permission. The PDNPA planning officers will consider the surveyors recommendations in assessing your application. You may have to make some changes to your initial plans and/or apply for a DEFRA Licence to allow works to proceed. In the majority of cases, however, Protected species can be accommodated within development proposals.

Please note that the species listed and their roosts/breeding sites are protected from destruction or disturbance by the law, irrespective of planning permission. This includes intentional and reckless disturbance (reckless disturbance includes the failure to follow advice regarding known roosts). Only licensed workers are allowed to disturb or handle bats and great crested newts and a licence is required from Defra to enter a known bat roost. Breeding birds are also protected by law.

For further information on the need for Protected species surveys and booklets on bats, badgers or great crested newts, telephone 01629 816383

DESIGN AND ACCESS

DESIGN

The proposal is to convert and change the use of a traditional stone built range of farm buildings for use as self catering holiday accommodation, comprising 6 units.

The buildings are L shaped on plan and enclose a farm yard which can be utilised for visitor parking. The yard is further enclosed on the south side by the farm house and to the west by utilised farm buildings.

The main functional body of farm buildings on this medium sized upland dairy farm are situated some 100m from the buildings to be converted and there is therefore little to disturb the occupants of the holiday accommodation arising from noise, smells etc

The buildings to be converted were originally designed in the early 19th for traditional stock farm practices, being previously used for cow tying, loose boxes, stables, gig housing, hay stores etc. The buildings have been fully utilised in recent years for pig housing. However, pig farming has rather rapidly and recently become uneconomic due to transportation costs. All feed is bought in and the closure of traditional small local abattoirs means longer journeys to more remote processing plants.

A useful form of enterprise in this attractive upland part of the Staffordshire Moorlands, being also near the National Park, is to provide holiday accommodation for paying guests on a self catering basis. This is the enterprise which the applicants have chosen to pursue, subject to planning consent. The buildings can be converted with little need for alteration and without substantial repair.

ACCESS

Access to the dwelling units will be controlled under part M of the Building Regulations

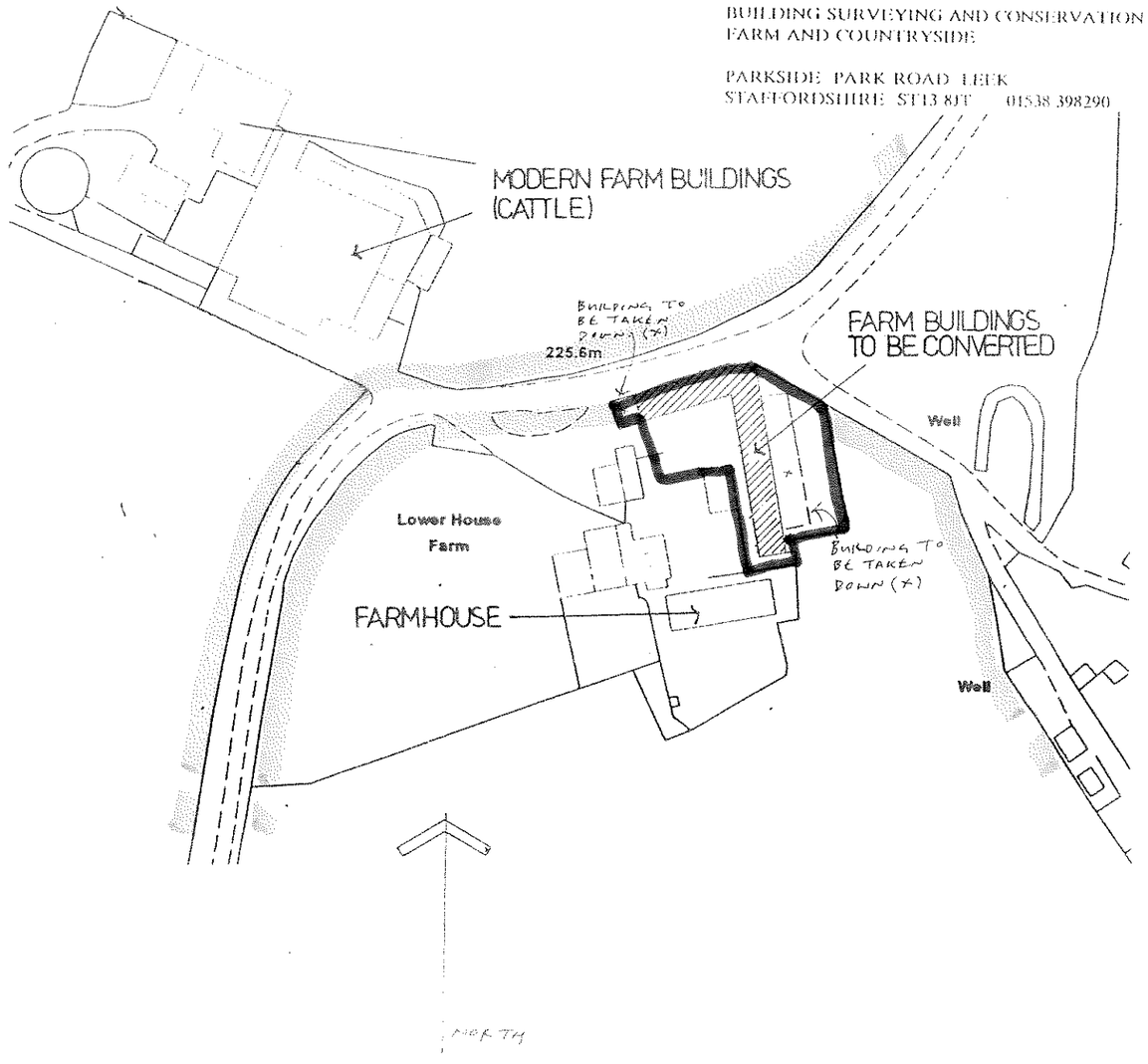
Ryder Ford
ASSOCIATES

DEVELOPMENT CONSULTANTS

ARCHITECTURE : PLANNING

BUILDING SURVEYING AND CONSERVATION
FARM AND COUNTRYSIDE

PARKSIDE PARK ROAD LEEK
STAFFORDSHIRE ST13 8JT 01538 398290

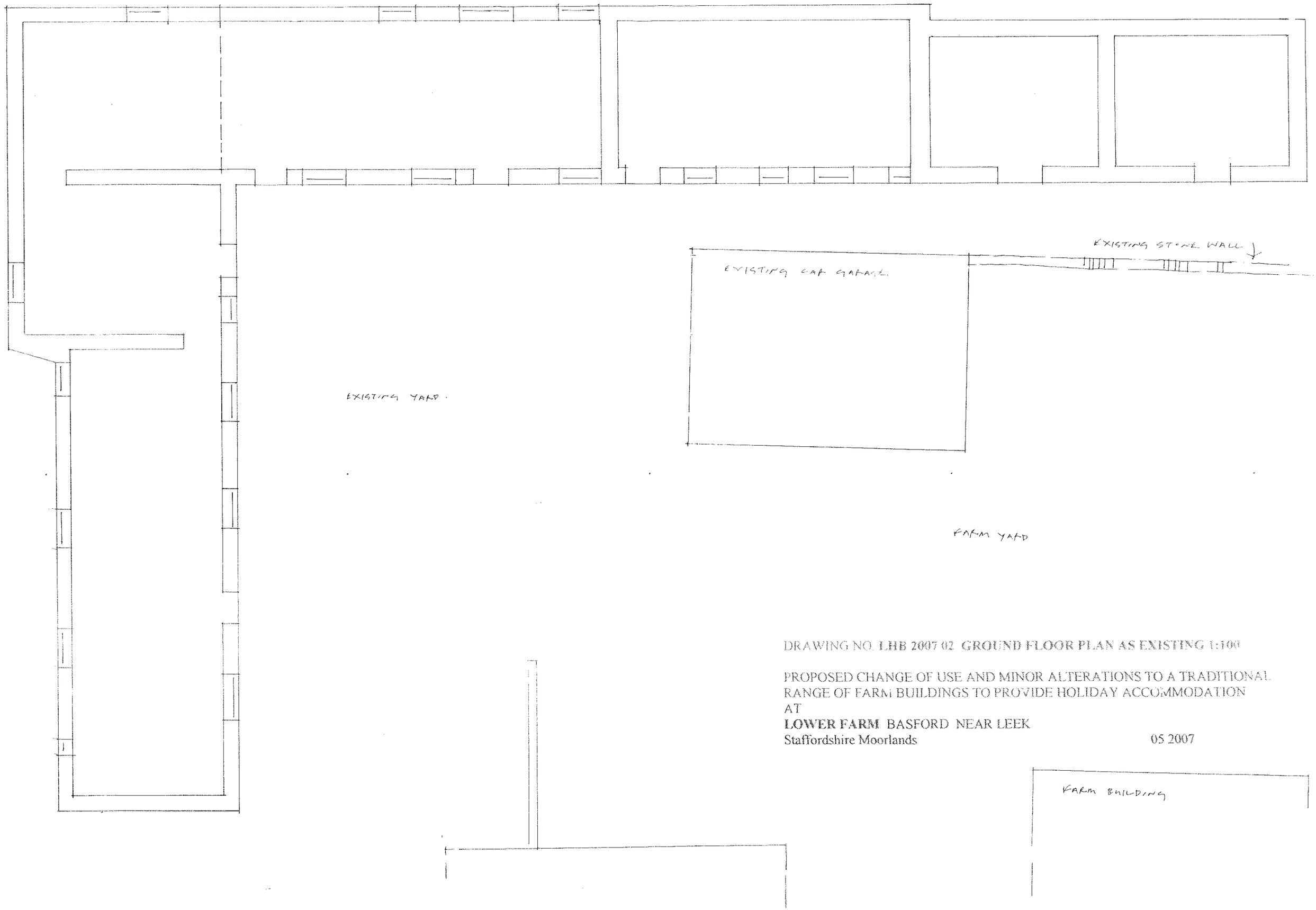


DRAWING NO. **LHB 2007 01 DESIGN AND ACCESS STATEMENT AND SITE LOCATION 1:1250**

PROPOSED CHANGE OF USE AND MINOR ALTERATIONS TO A TRADITIONAL RANGE OF FARM BUILDINGS TO PROVIDE HOLIDAY ACCOMMODATION AT

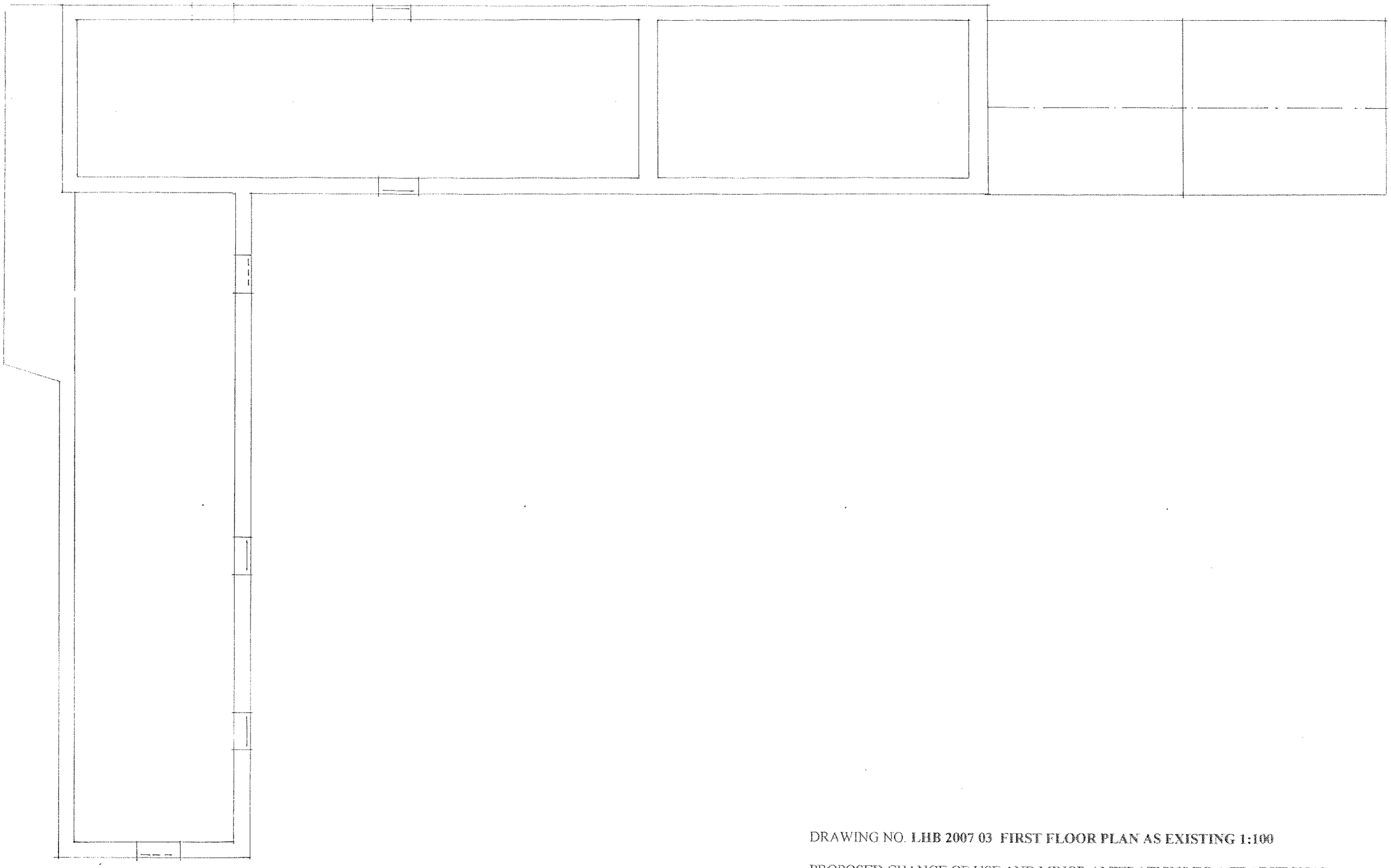
LOWER FARM BASFORD NEAR LEEK
Staffordshire Moorlands

05 2007



DRAWING NO. **LHB 2007 02 GROUND FLOOR PLAN AS EXISTING 1:100**

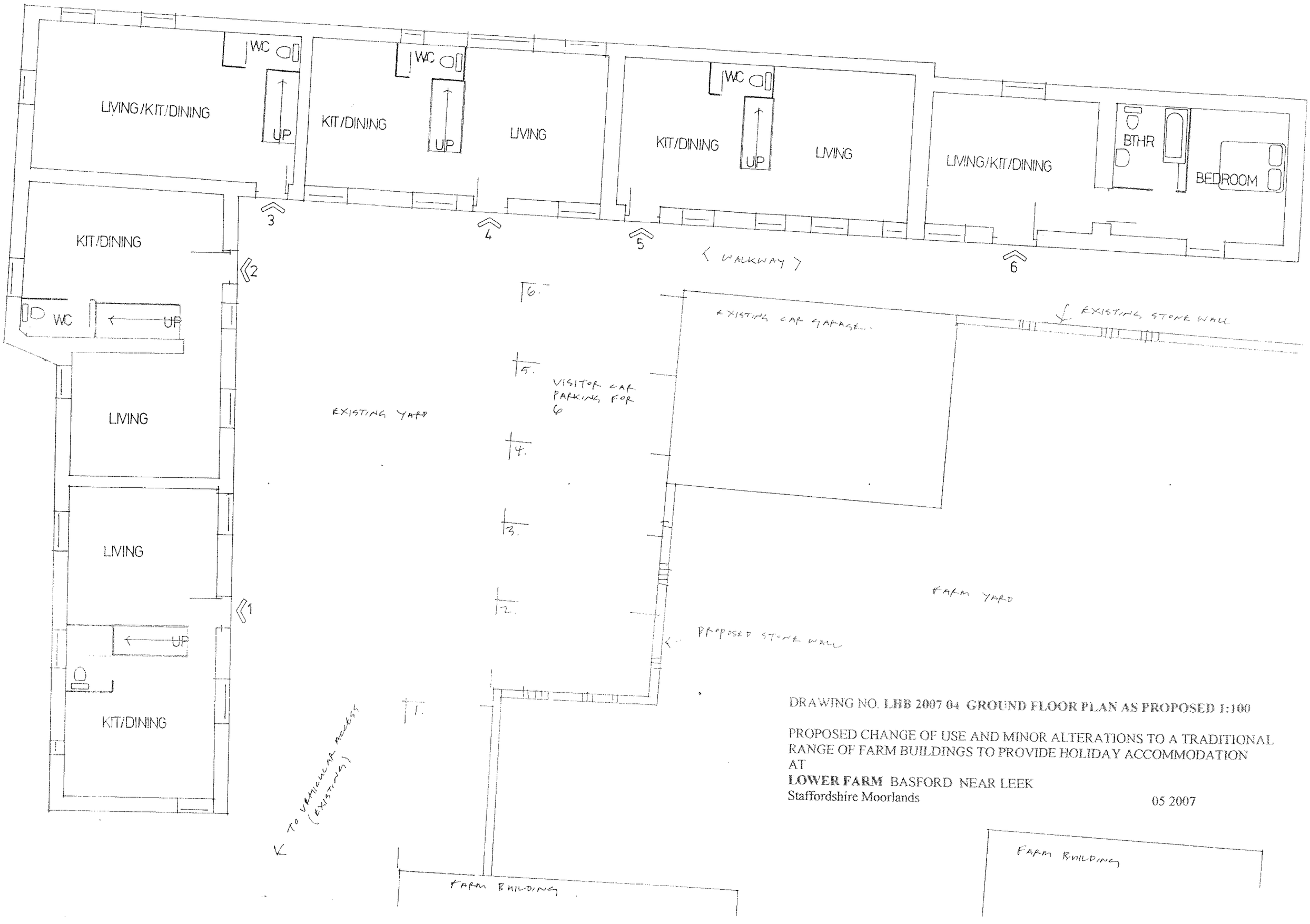
PROPOSED CHANGE OF USE AND MINOR ALTERATIONS TO A TRADITIONAL RANGE OF FARM BUILDINGS TO PROVIDE HOLIDAY ACCOMMODATION
AT
LOWER FARM BASFORD NEAR LEEK
Staffordshire Moorlands 05 2007



DRAWING NO. **LHB 2007 03 FIRST FLOOR PLAN AS EXISTING 1:100**

PROPOSED CHANGE OF USE AND MINOR ALTERATIONS TO A TRADITIONAL RANGE OF FARM BUILDINGS TO PROVIDE HOLIDAY ACCOMMODATION
AT
LOWER FARM BASFORD *NEAR LEEK*
Staffordshire Moorlands

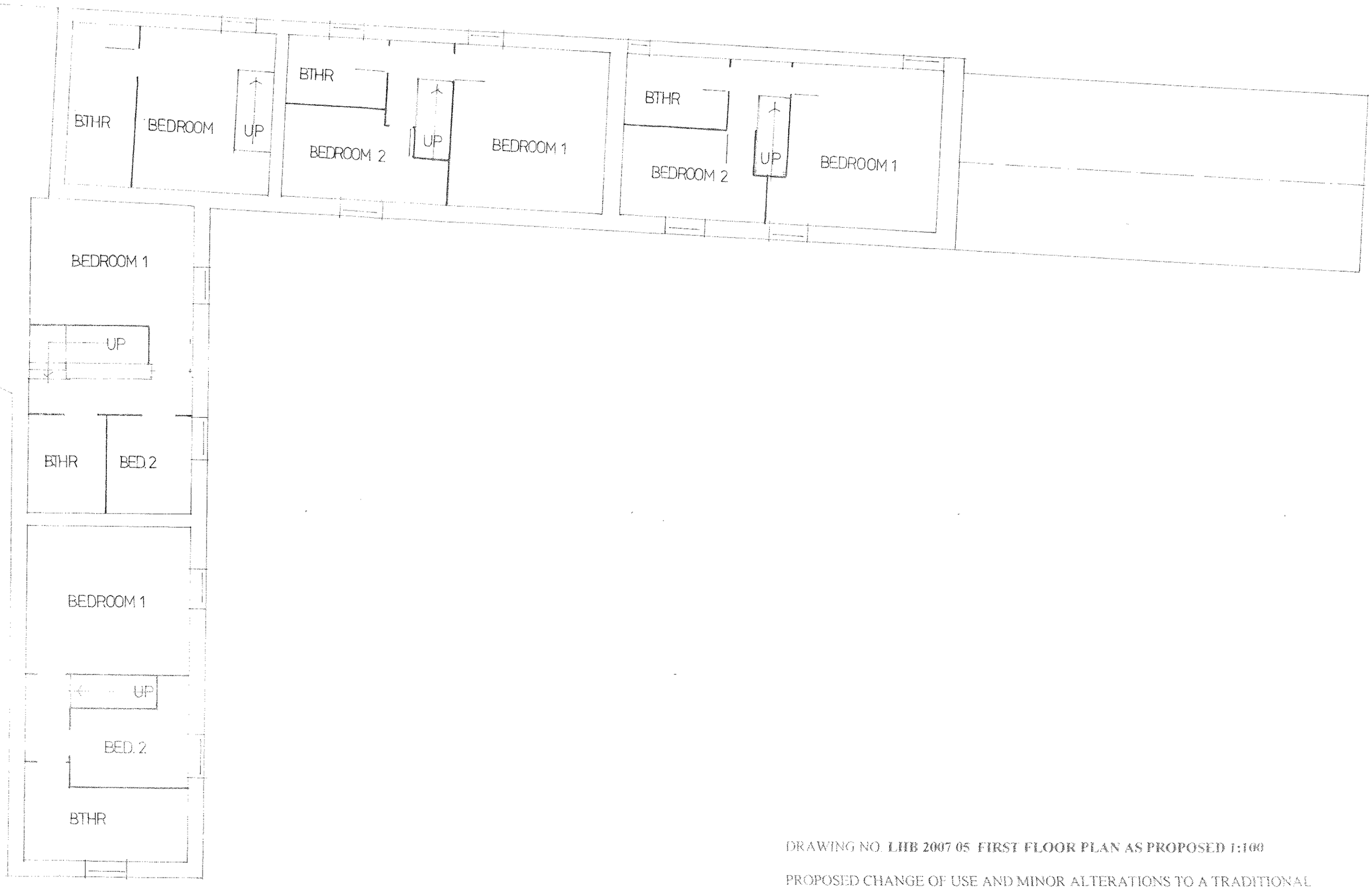
05 2007



DRAWING NO. **LBB 2007 04 GROUND FLOOR PLAN AS PROPOSED 1:100**

PROPOSED CHANGE OF USE AND MINOR ALTERATIONS TO A TRADITIONAL RANGE OF FARM BUILDINGS TO PROVIDE HOLIDAY ACCOMMODATION
AT
LOWER FARM BASFORD NEAR LEEK
Staffordshire Moorlands

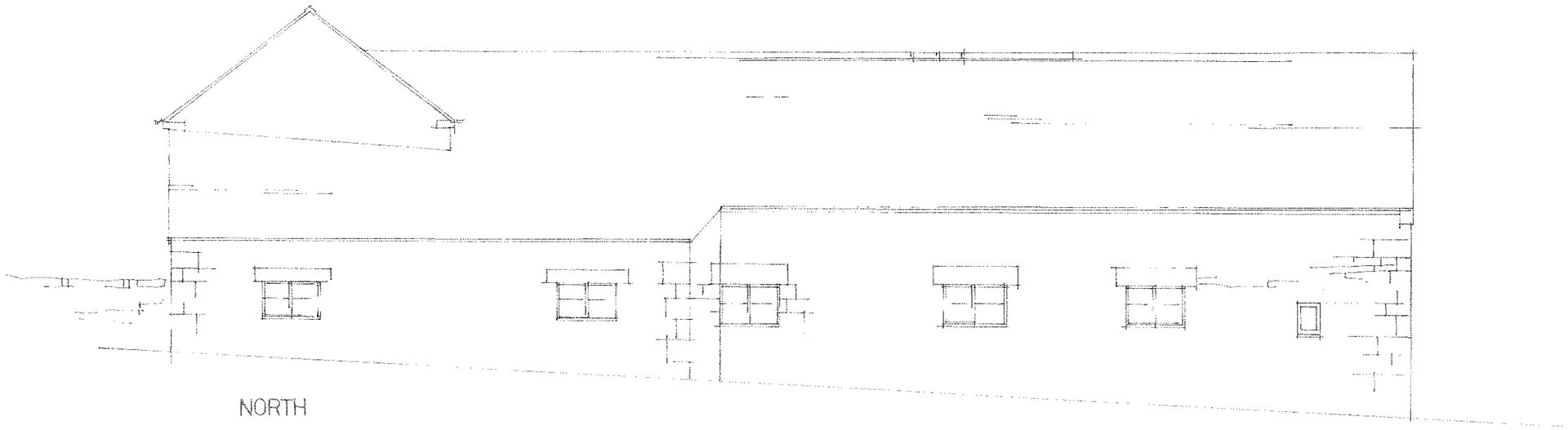
05 2007



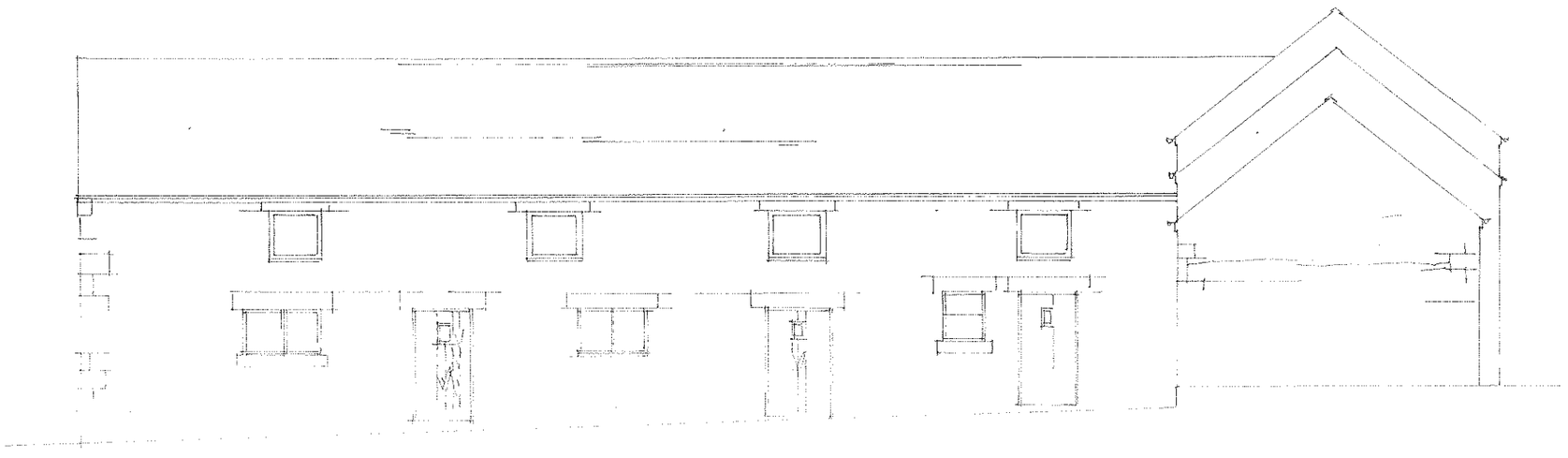
DRAWING NO. **LHB 2007 05 FIRST FLOOR PLAN AS PROPOSED 1:100**

PROPOSED CHANGE OF USE AND MINOR ALTERATIONS TO A TRADITIONAL RANGE OF FARM BUILDINGS TO PROVIDE HOLIDAY ACCOMMODATION
AT
LOWER FARM BASFORD NEAR LEEK
Staffordshire Moorlands

05 2007



NORTH

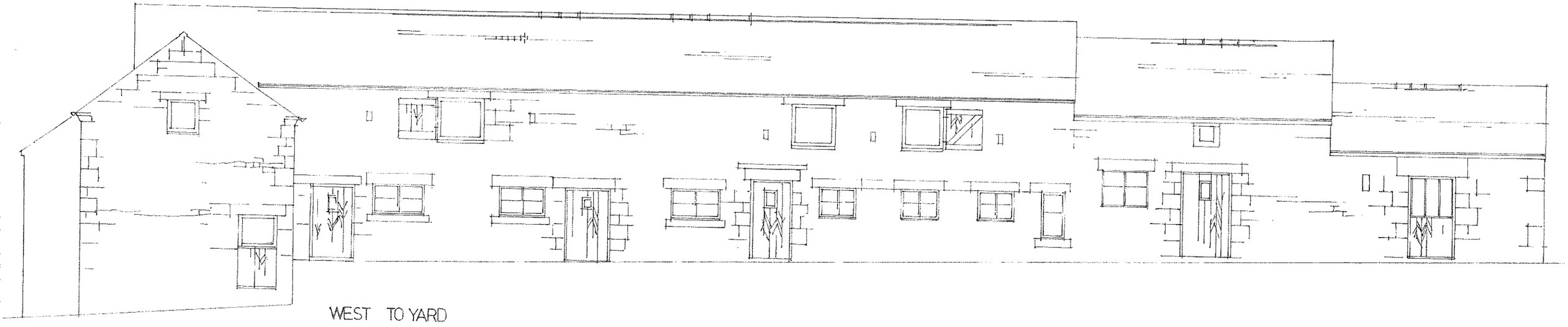


SOUTH

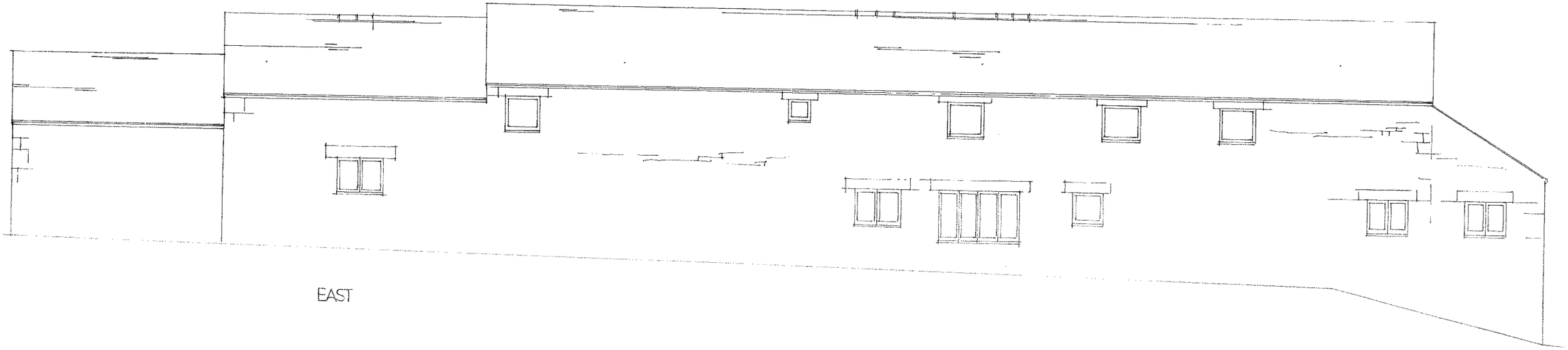
DRAWING NO. **LHB 2007 06 NORTH / SOUTH ELEVATIONS 1:100**

PROPOSED CHANGE OF USE AND MINOR ALTERATIONS TO A TRADITIONAL RANGE OF FARM BUILDINGS
AT
LOWER FARM BASFORD NEAR LEEK
Staffordshire Moorlands

05 2007



WEST TO YARD



EAST

DRAWING NO. **LHB 2007 07 EAST / WEST ELEVATIONS 1:100**

PROPOSED CHANGE OF USE AND MINOR ALTERATIONS TO A TRADITIONAL RANGE OF FARM BUILDINGS
AT
LOWER FARM BASFORD NEAR LEEK
Staffordshire Moorlands

05 2007