moorlands DISTRICT COUNCIL
AIMING·FOR·EXCELLENCE

27 MAR 2007

Part one

Planning Service

07 / 01020 FUL

24 AUG 2007 . SMDC

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. Z. RAFIQ	Name: SR DESIGN
Address: 25 ASHWELL ROAD, HEATON, BRADFORD	Address: 25 ASHWELL ROAD, HEATON, BRADFORD
Tel. No.:	Tel. No.: 01274 545551

Particulars of Proposed Development

3. Address or location of proposed development.

62-67 HAYWOOD STREET, LEEK, STAFFORDSHIRE

4. Description of proposed development.

PROPOSED CHANGE OF USE OF GROUND FLOOR FROM RETAIL TO RESTAURANT.

Type of Application

5. (a) Is this a full application? (This includes a change of use) YES	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 / 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 .....

7. (a) Present use of land or buildings.	RETAIL	
(b) If vacant, state the last use and the date it ceased.	12 MONTHS	
(c) What is the area of the application site? (metric only)	270 m²	
(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	AS EXISTING
	Proposed Walls	AS EXISTING
	Existing Roof	AS EXISTING
	Proposed Roof	AS EXISTING
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)*	
12. How many vehicle parking spaces do you intend to provide?	Existing Spaces within site (if any) —	Additional Spaces —
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

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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).	NO
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	£265 (ALREADY PAID)

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: S. Gisle Dated: 4/12/07

On behalf of: MR. RAFIQ

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)

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.	RESTAURANT
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.	—
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.	NO
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)	07/01/02 0 FUL	24 AUG 2007 . SMDC	
Office/Administration	(b)			
Retail	(c)	270	—	—
Storage	(d)			
Warehousing	(e)			
Other Uses (RESTAURANT)	(f)		270	270.
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)	—	—	2	2	2	2
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)			
(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)	—	—	—	—	1	1
All (a + b)	(c)						

9. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?	PAPER / PLASTIC SMALL AMOUNTS OF FOOD DISPOSAL BY CONTRACT WHEELIE BINS.
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

DESIGN AND ACCESS STATEMENT
Change of use of ground floor from retail to restaurant
63-67 Haywood Street, Leek, Staffordshire

1) Site Analysis

The site is an existing building with retail usage at ground floor and flats at first and second floor.
The surrounding area is generally of other retail units which predominate this town centre location.
There is no on street parking but there are public car parks present nearby.
The building is not listed and there are no listed buildings adjoining or nearby.
The building faces onto Haywood Street and is joined to No. 69 at one side and No. 61 at the other. To the rear lies a yard used for car parking for the flats at first and second floor.

2) Identifying the Design Principal

The application is for change of use from retail to restaurant. There are no external changes to the building other than an extract flue to the rear from the kitchen.
The flue will be designed to meet all current recommendations and guidelines set by environmental health and will terminate well above any window/door openings of the residential flats.
Parking is available throughout the immediate the locality via public car parks and a good public transport service is provided.

3) Design Solutions/Access Statement

In order to create the correct design solutions we have taken into consideration the following points;

1) Full consideration regarding the needs for disabled people has been incorporated i.e. wider entrance doors, ramped access t the property and disabled toilet facilities.
2) The site is in a good position for public transport i.e. train and bus services.

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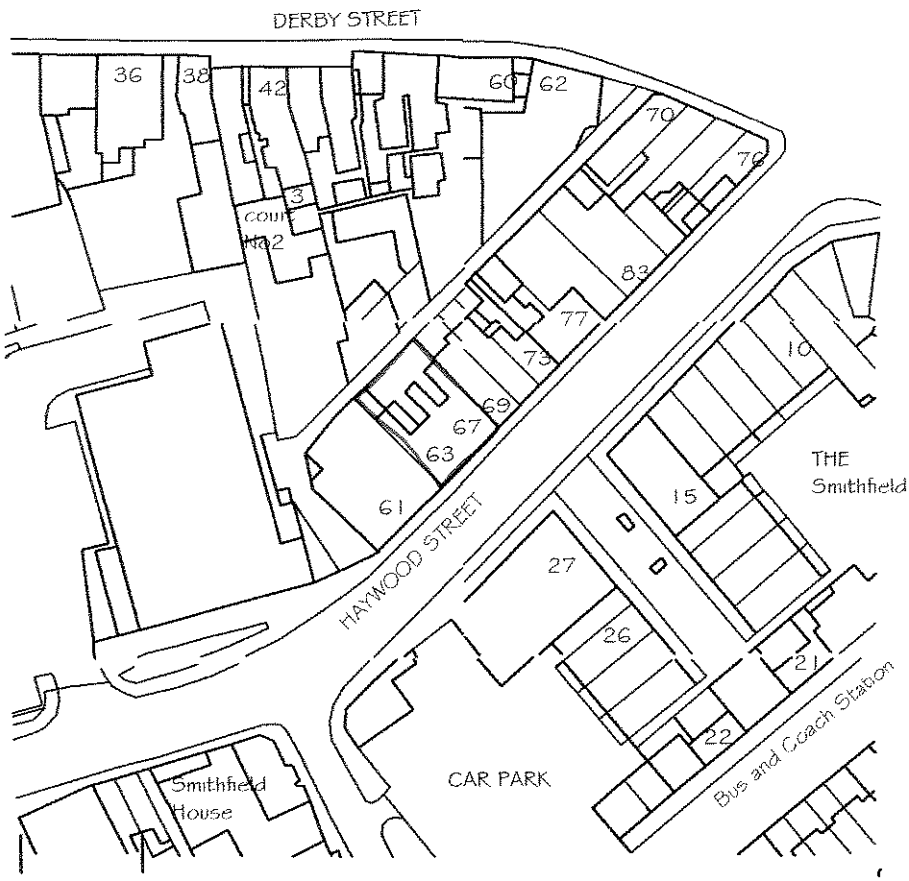
63-67 HAYWOOD STREET
LEEK
STAFFORDSHIRE

LOCATION PLAN 1:1250



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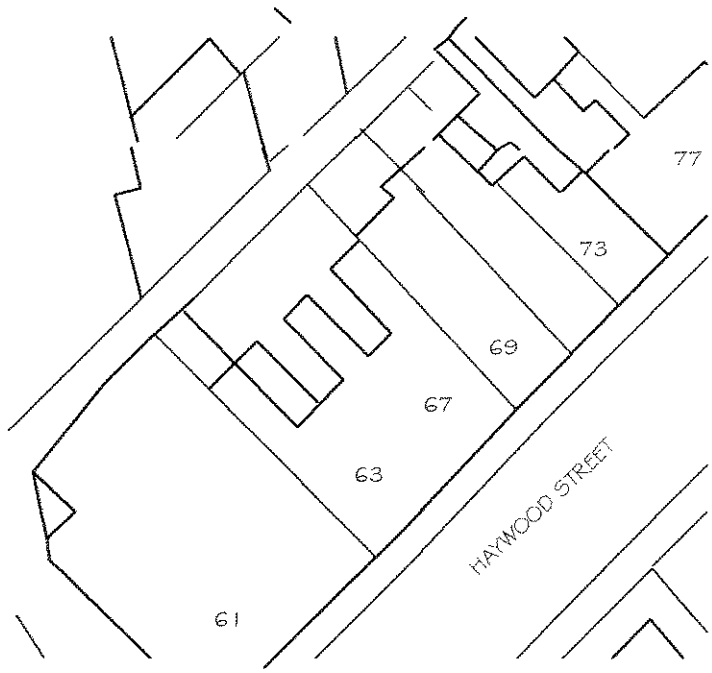
63-67 HAYWOOD STREET
LEEK
STAFFORDSHIRE

SITE PLAN 1:500



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