# Planning Application - part 1

Part one

## A1. Applicant Details

| | | | |
|---|---|---|---|
| **Organisation** | Greene King Pub Partners | | |
| | **Title** | **Forename** | **Surname** |
| **Name** | Greene | King Pub | Partners |

### A1.1 Address Details

| | |
|---|---|
| **Name or flat number** | |
| **Property number or name** | Westgate Brewery |
| **Street** | Abbott House |
| **Locality** | |
| **Town** | Bury St Edmunds |
| **County** | Suffolk |
| **Postal Town** | |
| **Postcode** | IP33 1QT |

### A1.2 Communication Details

| | **Nat Code** | **Extn No.** |
|---|---|---|
| **Telephone No.** | 01284763222 | |
| **Daytime Telephone No.** | 01284763222 | |
| **Fax No.** | 01284706502 | |
| **Email Address** | | |
| **DX Number** | | |

08/00694 FUL - 3 JAN 2008 SMDC

# A2. Agent Details

**Organisation** Melling Ridgeway & Partners Limited

| **Name** | **Title** | **Forename** | **Surname** |
|---|---|---|---|
| | Mrs | Tracy | Neal |

## A2.1 Address Details

| | |
|---|---|
| **Name or flat number** | Charter House |
| **Property number or name** | 14 |
| **Street** | Moore Street |
| **Locality** | |
| **Town** | Sheffield |
| **County** | South Yorkshire |
| **Postal Town** | Sheffield |
| **Postcode** | S3 7UR |

## A2.2 Communication Details

| | **Nat Code** | **Extn No.** |
|---|---|---|
| **Telephone No.** | 01142723321 | |
| **Daytime Telephone No.** | 01142723321 | |
| **Fax No.** | 01142727395 | |
| **Email Address** | jane@mrp-architects.co.uk | |
| **DX Number** | | |

# 1. Site Address Details

## 1.1 Address Details

| | |
|---|---|
| **Name or flat number** | |
| **Property number or name** | Dog & Partridge Inn |
| **Street** | Uttoxeter Road |
| **Locality** | Tean |
| **Town** | STOKE-ON-TRENT |
| **County** | |
| **Postal Town** | |
| **Postcode** | ST10 4LN |
| **UPRN** | 0 |
| **Location** | |

# 2. Description of the Proposed Development

**Development Description**

Replace glazed conservatory roof in composite tile effect panels. Re-build exisitng garden shelter. Add lighting to the car park.

# 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) | X Yes | _ No |
| | Change of use | _ Yes | X No |
| | Demolition | _ Yes | X No |
| | Other operations | _ Yes | X 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**

## 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**

Shelter - Vertical timber panels

**Roof**

Composite roof panel (roof tile effect)

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

## 8. Site Area & Floor Space

**Site Area**

2020

**Units**

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

**Width of site frontage**

37
**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?** _ Yes **X** No

**Please state the floorspace related to the change of use**

0
**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**

Public House

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

Not applicable

## 10. Residential Information

Select the type of land the development is on

_ Brown-field
_ Green-field
_ Part Greenfield, Part Brownfield
X 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? _ Yes X 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

As existing, not affected.

**State method of disposal for foul sewage**

Not applicable

**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** | X Yes | _ No |

# Planning Application - part 2

## 17. Industrial Or Commercial Processes and Machinery

**Describe processes carried out and the end products**

Not applicable

**What type of machinery will be installed?**

Not applicable

## 18. Related Development

**Is the proposal related to any of the following:**

**An existing use on or nearby the site, or elsewhere** _ Yes X No

**If Yes give details**

**A larger scheme for which planning permission is not yet sought** _ Yes X No

**If Yes give details**

## 19. Floorspace

**Please complete the floorspace details in m2 in the table below:**

| | Existing | Lost or removed | Proposed | Total |
|---|---|---|---|---|
| **Shop** | 0 | 0 | 0 | 0 |
| **Professional / Financial services (Bank, Estate Agent, etc)** | 0 | 0 | 0 | 0 |
| **Restaurant/Cafe** | 0 | 0 | 0 | 0 |
| **Offices** | 0 | 0 | 0 | 0 |
| **Industrial** | 0 | 0 | 0 | 0 |
| **Warehouse** | 0 | 0 | 0 | 0 |
| **Hotel / Hostel / Nursing home** | 0 | 0 | 0 | 0 |
| A4 | 500 | 0 | 0 | 500 |
| **Total** | 500 | 0 | 0 | 500 |

## 20. Employment

**Please complete the employee details table below:**

| | Full Time | Part Time | Total |
|---|---|---|---|
| **Existing Employees** | 0 | 0 | 0 |
| **Proposed Employees** | 0 | 0 | 0 |
| **Total** | 0 | 0 | 0 |

## 21. Traffic Flow

**How many vehicles will visit the site during a normal working day. Please complete the Traffic flow details table below:**

| | Existing | New | Total |
|---|---|---|---|
| Employees vehicles | 0 | 0 | 0 |
| HGV's | 0 | 0 | 0 |
| Other vehicles | 0 | 0 | 0 |

## 22. Servicing

**What provisions will be made for loading, unloading and turning vehicles within the site?**

Not applicable

## 23. Hours Of Working / Opening

### 23. 1 Working

**Please specify the working hours (hh:mm) in the table below:**

| | Existing | | Proposed | |
|---|---|---|---|---|
| | From | To | From | To |
| Monday | | | | |
| Tuesday | | | | |
| Wednesday | | | | |
| Thursday | | | | |
| Friday | | | | |
| Saturday | | | | |
| Sunday | | | | |

### 23. 2 Opening

**Please specify the opening hours (hh:mm) in the table below:**

| | Existing | | Proposed | |
|---|---|---|---|---|
| | From | To | From | To |
| Monday | | | | |
| Tuesday | | | | |
| Wednesday | | | | |
| Thursday | | | | |
| Friday | | | | |
| Saturday | | | | |
| Sunday | | | | |

## 24. Hazardous Substances

**Please state the nature, volume and means of disposal of trade effluents or waste**

Not applicable

**Does the proposal involve the storage of Hazardous Substances?** _ Yes X No

**If Yes, please specify the hazardous material and the quantity stored in tonnes.**

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

# Certificate B

**I certify that:**

**I have/The applicant has given the requisite notice (Notice No.1) to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the building/land to which the application relates, as listed below. (Complete and print Notice No.1).**

## Owner Details

| | | | |
|---|---|---|---|
| **Organisation** | | | |
| | **Title** | **Forename** | **Surname** |
| **Owner's Name** | Ms H | Timpale & Mr M | Longworth |

## Address at which notice was served

| | |
|---|---|
| **Name or flat number** | |
| **Property number or name** | The Dog and Partridge |
| **Street** | Uttoxeter Road |
| **Locality** | |
| **Town** | Lower Tean |
| **County** | |
| **Postal Town** | Stoke on Trent |
| **Postcode** | ST10 4LN |
| **Date notice was served (yyyy-mm-dd)** | 2008-03-04 |

## Signatory

| | | | |
|---|---|---|---|
| | **Title** | **Forename** | **Surname** |
| **Signatory** | Mrs | Tracy | Neal |
| **Signature** | **Electronically submitted; no signature required.** | | |
| **Date (yyyy-mm-dd)** | 2008-02-27 | | |

**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.**

# Town and Country Planning (General Permitted Development Procedure) Order 1995
# NOTICE UNDER ARTICLE 6
# APPLICATION FOR PLANNING PERMISSION

**(Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)**

## Proposed Development at:

| | |
|---|---|
| **Name or flat number** | |
| **Property number or name** | Dog & Partridge Inn |
| **Street** | Uttoxeter Road |
| **Locality** | Tean |
| **Town** | STOKE-ON-TRENT |
| **County** | |
| **Postal Town** | |
| **Postcode** | ST10 4LN |

## Take notice that application is being made by

| | | | |
|---|---|---|---|
| **Organisation** | Greene King Pub Partners | | |
| | **Title** | **Forename** | **Surname** |
| **Name** | Greene | King Pub | Partners |

## For planning permission to:

**Description of Proposed Development**

Replace glazed conservatory roof in composite tile effect panels. Re-build exisitng garden shelter. Add lighting to the car park.

| | |
|---|---|
| **Local Planning Authority to whom the application is being submitted** | Staffordshire Moorlands District Council |
| **Any owner of the land or tenant who wishes to make representations about this application, should write to the Council within 21 days of the date of this notice:** | 2008-03-04 |

## Signatory

| | **Title** | **Forename** | **Surname** |
|---|---|---|---|
| **Signatory** | Mrs | Tracy | Neal |
| **Signature** | **Electronically submitted; no signature required.** | | |
| **Date (yyyy-mm-dd)** | 2008-02-27 | | |

**Statement of owners' 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 lease.**

**Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.**
**Once completed this form needs to be served on the owner(s)**

# Agricultural Holdings Certificate

_ None of the land to which the application relates is, or is part of, an agricultural holding. X 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:

## Tenant Details

**Organisation**

| | Title | Forename | Surname |
|---|---|---|---|
| **Tenant's Name** | | | |

## Address at which notice was served

**Name or flat number**

**Property number or name**

**Street**

**Locality**

**Town**

**County**

**Postal Town**

**Postcode**

**Date notice was served (yyyy-mm-dd)**

## Signatory

| | Title | Forename | Surname |
|---|---|---|---|
| **Signatory** | Mrs | Tracy | Neal |
| **Signature** | **Electronically submitted; no signature required.** | | |
| **Date (yyyy-mm-dd)** | 2008-02-27 | | |

**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.**

**GREENE KING PUB PARTNERS**
**THE DOG AND PARTRIDGE, LOWER TEAN**

**DESIGN AND ACCESS STATEMENT**
**TO BE READ IN CONJUNCTION WITH PLANNING APPLICATION**

1. ASSESSMENT

1.1 PHYSICAL

The location of the site is within a semi rural area of the outskirts of the town of Lower Tean, offering local shops, and facilities to residents of the area

The site currently offers a limited facility to both local residents and visitors to the area in the form of traditional pub offering.

1.1 SOCIAL

The site currently has lacked investment by its previous owner and now that the site is in the ownership of Greene King Pub Partners an programme of improvements is envisaged. The upgrading of the site, has been driven by both Greene King Pub Partners who are currently looking to develop the site in partnership with a new Lessee.

1.3 ECONOMIC

The buildings that are the main units on the site are currently used for A3.

The Lessees and Greene King have assessed the viability of the proposed development and established that there is a shortage of high quality food and drink facilities within the immediate vicinity. The proposal would go some way to providing this facility.

The proposal is to complement the existing public house by minor external alterations to the site and an internal scheme of refurbishment. The site currently does not fulfil its potential and it is hoped that the alterations would go some way to improving the viability of the site. This would improve employment possibilities to local people and also attract more visitors to the area.

1.4 PLANNING POLICY

In developing the proposal, consideration has been given to PPG1, PPG12, PPG15.

2. INVOLVEMENT

No formal consultations have been undertaken

3. EVALUATION

The layout has taken into consideration the current profile of the buildings and to make best use of the current spaces whilst extending to form new facilities. The spaces have been designed to suit the requirement for access and facilities for the less able bodied visitor.

The overall proposal would not be detrimental either visually or to the amenity of the local residents.

## 4. DESIGN

The works requiring planning consent are to replace the current glazed conservatory roof with new solid panels. These are required to be lightweight due to the structure of the conservatory below. However, a composite panel which replicates the surface finish of plain clay tiles has been proposed, to reflect the local vernacular of the area and detailing of the existing building.

## 5 ACCESS

The area is currently served by local transport links as will not impact or detract from the existing situation

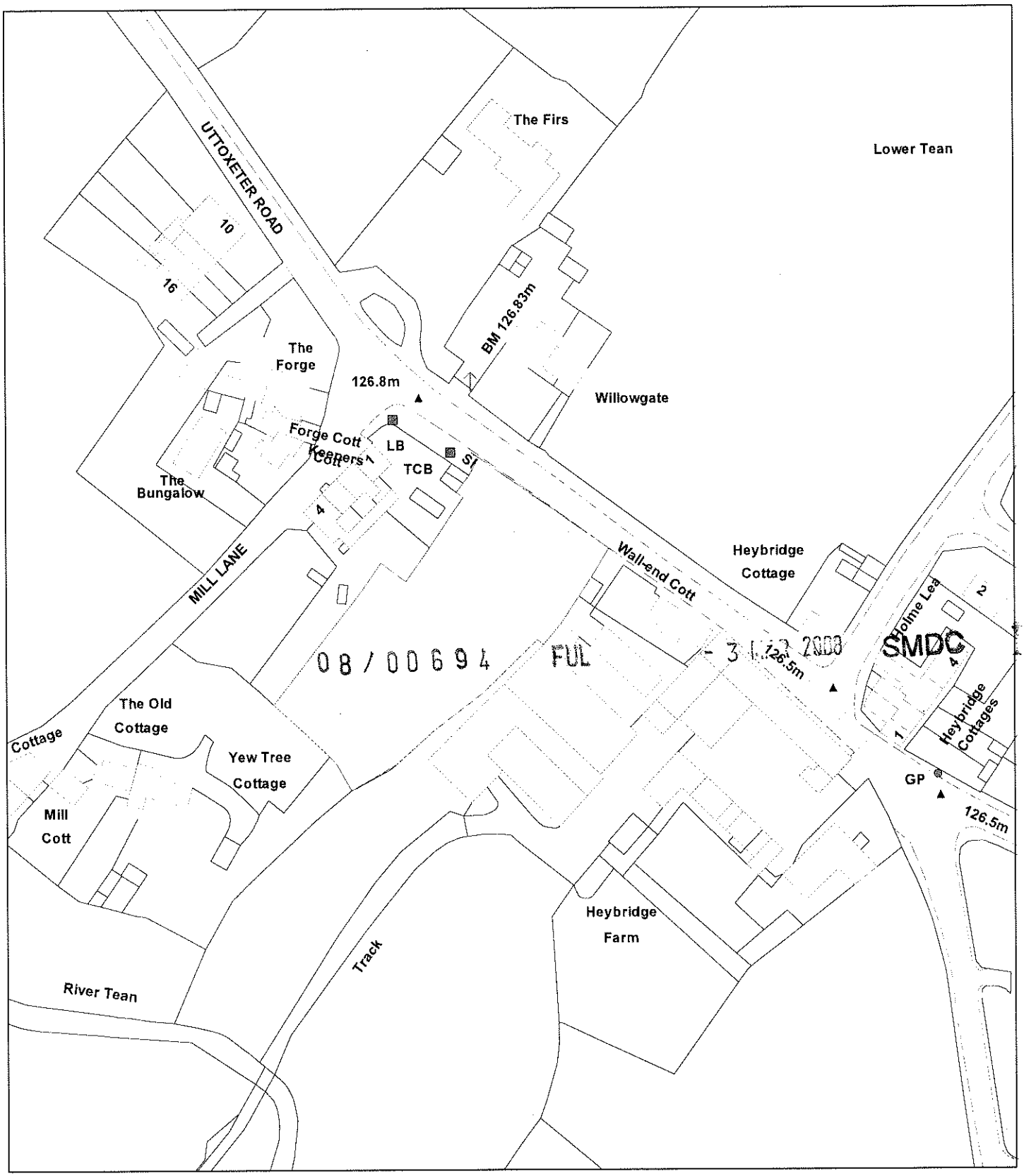
The layout of the premises themselves will be designed to incorporate fully compliant disabled access.

Consideration will be given to all aspects of The Disability Discrimination Act and provide for an environment accessible and useable by all.

Melling Ridgeway + Partners Ltd
Charter House
Moore Street
Sheffield
S3 7UR

28/2/08

| Reference: | 08/00694/FUL<br>Checkley |
|---|---|

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| | |
|---|---|
| **Organisation** | Not Set |
| **Department** | Not Set |
| **Description** | |