Part One

08/0057/MJ APR 2008 - 3 PM

Application for Outline Planning Permission with all matters reserved.
Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Mike | Surname: Coburn

Company name:

Street address: Mill Birch
Godley Lane

Town/City: Dilhorne
County: Staffordshire
Country:
Postcode: ST10 2PF

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Jonathan | Surname: Jenkin

Company name: The Planning & Design Practice Ltd

Street address: Ground Floor, Suite 4
Woburn House

Town/City: Derby
County:
Country:
Postcode: DE1 1UL

	Country Code	National Number	Extension Number
Telephone number:		01332 347371	
Mobile number:			
Fax number:			

Email address: jonathan@planningdesign.co.uk

3. Description of the Proposal

Please describe the proposal:

Residential development

Has the building or works already been carried out? ( ) Yes (●) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 0 Suffix:

House name: Mill Birch

Street address: Godley Lane

Dilhorne

Town/City: STOKE-ON-TRENT

County:

Postcode: ST10 2PF

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 397656

Northing: 343954

Description:

5. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Mike Surname: Green

Reference: N/A

Date (DD/MM/YYYY): Various (Must be pre-application submission)

Details of the pre-application advice received:

Various

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

8. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

9. Site Area

What is the site area? 2993 sq.metres

10. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

10. Residential Units (continued)

Intermediate Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					12
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Intermediate Housing Total: 12

Intermediate Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Intermediate Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	12
Total existing residential units	0

11. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ○ Yes ◉ No ○ Unknown

12. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

13. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

14. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development? ○ Yes ◉ No

15. Existing Use

Please describe the current use of the site:

Set to grass

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

Orchard

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

17. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Notice recipient			Date notice served
Name:	Staffordshire Moorlands District Council		
Number:	0	Suffix:	
Street:	Stockwell Street		
Locality:			01/04/08
Town:	Leek		
Postcode:	ST13 6HQ		

Title: Mr First name: Jonathan Surname: Jenkin

Person role: Agent Declaration date: 01/04/2008 ☒ Declaration made

17. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant 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 this application relates, as listed below: ○

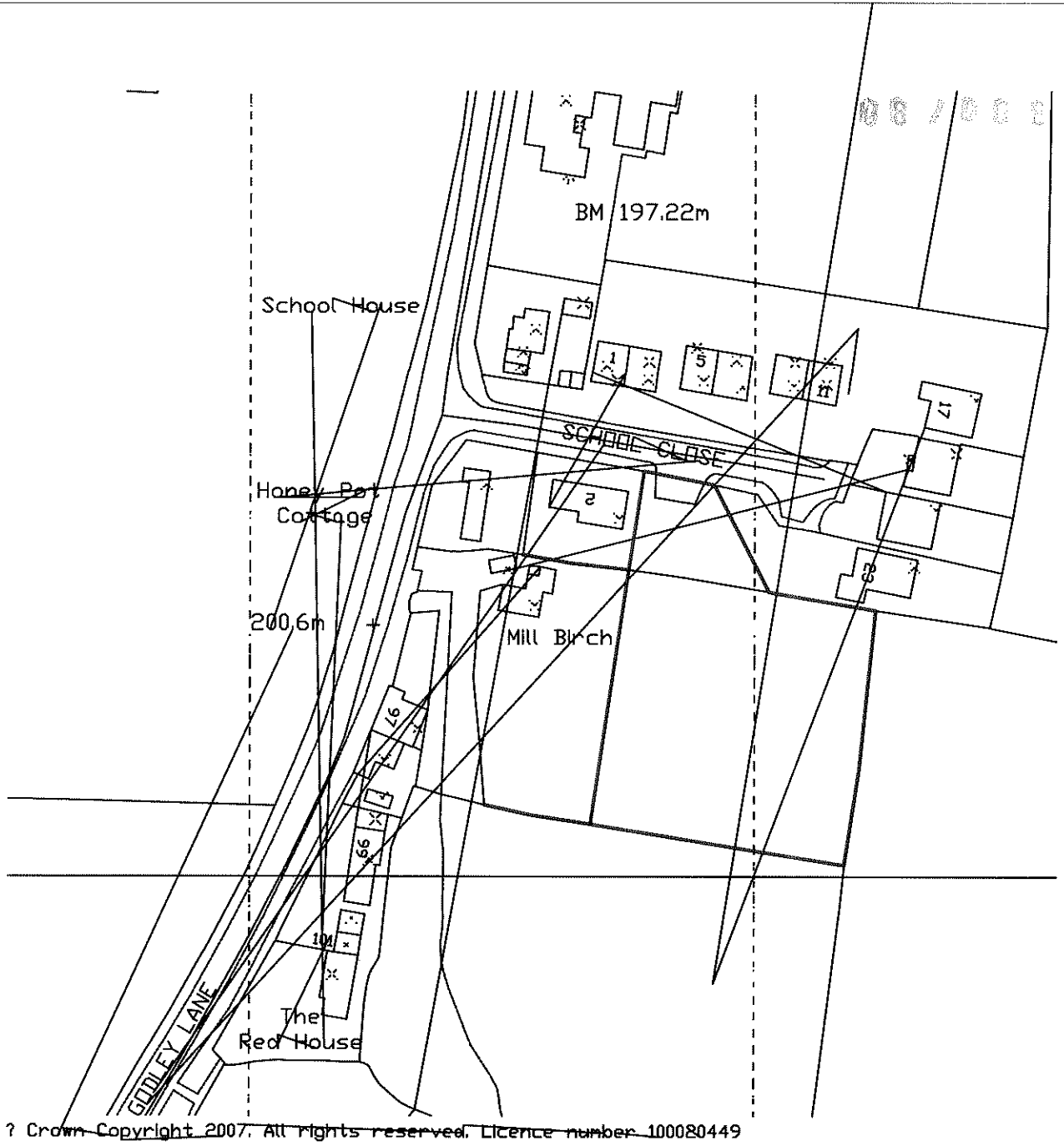
Title: Mr First Name: Jonathan Surname: Jenkin

Person role: Agent Declaration date: 01/04/08 ☒ Declaration Made

18. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 01/04/08



? Crown Copyright 2007. All rights reserved. Licence number 100020449

The Planning & Design Practice Ltd.
Ground Floor, Suite 4
Woburn House
Vernon Gate
Derby
DE1 1UL

Tel: 01332 347 371
Fax: 01332 347 555
E-mail: Enquiries@planningdesign.co.uk

CLIENT ADDRESS:
Mr M Coburn
Mill Birch
Godley Lane
Dilhorne
Soke On Trent
ST10 2PF

PROJECT DESCRIPTION:
Proposed residential development, land adjacent to Mill Birch, Godley Lane, Dilhorne.

DRAWING TITLE:
Site Location Plan

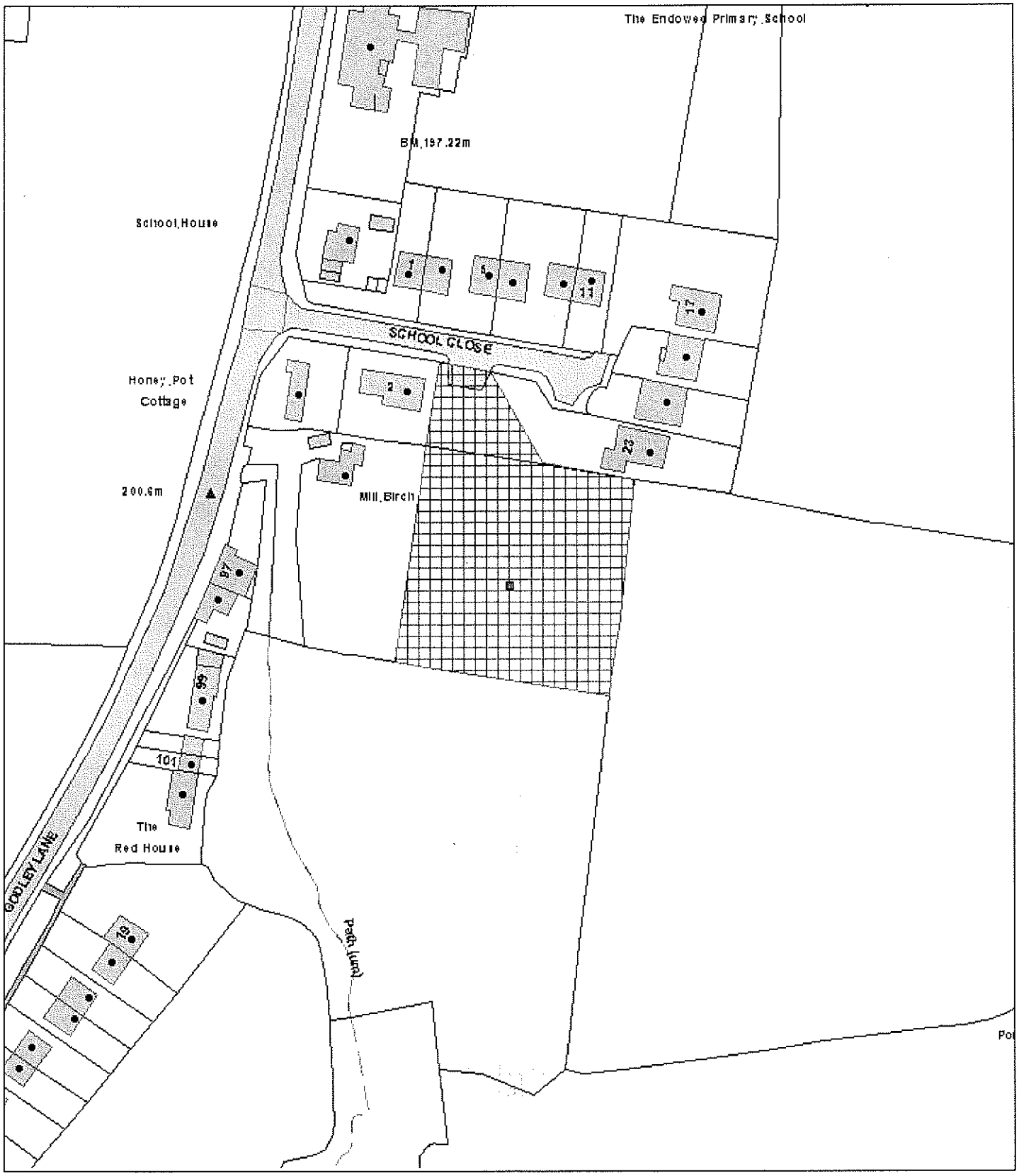
DRAWN BY:
D.Shillcock

DRAWING NUMBER:	REVISION:
001	

SCALE:	DATE:
1:1250	April 08

DRAWING REF:
17/09/377

Reference:	08/00807/OUT_MJ Dilhorne



Scale : 1:1250

© Crown copyright. All rights reserved.
Staffordshire Moorlands District Council.
Licence no. 100018384. 2007.

Organisation	SMDC
Department	Planning
Comments	

Outline Application for Residential Development – Land off School Close, Dilhorne, Staffordshire Moorlands ST10 2PF for Mr M Coburn



Design & Access Statement

By Jonathan Jenkin BA(Hons) BTP MRTPI

April 2008

The Planning and Design Practice Ltd
Ground Floor, Suite 4,
Woburn House
Vernon Gate
Derby
DE1 1UL
Tel: 01332 347371
Fax: 01332 347555
www.planningdesign.co.uk

2. Local Context

2.1 Dilhorne is a former mining village consisting of Dilhorne itself and Dilhorne Common. The village lies about two miles west of the market town of Cheadle, with the principal access being from the A521 along the common. The village has a primary school, a recreation and community centre, pub (the Royal Oak) and All Saints Church. The village centre is located at the junction of New Road, The Common, High Street and Sarver Lane. The school is 200m north of the village centre on Godley Lane. The immediate area is characterised by housing along Godley Lane and the small cul-de-sac of School Close.

2.2 The housing site identified in the Local Plan extends from Godley Lane, includes the applicants own property and garden (Mill Birch) and a small field, which was traditionally an orchard connected with Mill Birch. The land slopes gently down to the east and north. The site is not conspicuous in the landscape and is seen within the context of housing fronting Godley Lane and School Close. The access to Mill Birch is off Godley Lane.

2.3 The approved proposal for this site (03/0776/OUT) is residential development and the indicative site layout plan shows twelve semi-detached and terraced houses located on part of the allocated site with access off School Close. The south side of School Close contains an area of open land, owned by the District Council over which a new access will be created.

2.4 The application seeks to renew the permission, as an outline application with all matters reserved. This renewal application is submitted on the basis of an amended indicative site layout having taken into account the characteristics of village housing and the requirements of government publications such as Manual for Streets, Buildings for Life and the Code for Sustainable Homes.

2.5 The site lies very close to Dilhorne Primary School, a school which has struggled to attract pupils and struggled to provide a good standard and

3.2 The development of twelve houses on a site area of 0.25ha represents a density of forty-eight dwellings per hectare. This meets the requirements of PPS3, in ensuring all new housing has a minimum density of thirty dwellings per hectare. In terms of housing density within Dilhorne village, density varies very widely, with high density housing on Sarver Lane and parts of the High Street to low density suburban housing on Godley Lane and the Common. The proposal will fit within the density range for the village and is appropriate in this regard.

3.2 The immediate area around the site is occupied by housing and housing is an appropriate use for this site.

4. Layout

4.1 The village contains terraced, semi-detached and detached houses with properties both fronting roads and being set back from them. The village exhibits a wide variety of form in housing type and layout, so the layout here reflects current ideas, scaling to give priority to pedestrians and cyclists whilst still providing sufficient car parking.

4.2 The indicative layout shows a new access road off School Close leading to a parking and turning area for eighteen vehicles. The existing parking area used by the occupants and visitors to School Close bungalows would be re-positioned at the side of the new access road.

4.3 The layout shows a short terrace of three houses facing north across the Close. Existing trees along the boundary with School Close would be retained wherever possible. A short footpath would link to the multi-user road surface. Access for pedestrians, cyclists and everyday vehicles would lead to a communal green with access to a further nine dwellings. Each property would have private garden space of at least 50sq.m and dwellings would vary in size from 80sq.m (gross) to 100sq.m (gross). The garden square would give priority to pedestrians and cyclists. Each dwelling would benefit from rear

variety of housing forms found in the village. It will also help to meet the needs of a wider range of local residents.

6. Landscaping

6.1 The site benefits from strong boundaries created by hedgerows. The high tree screen between the site and Mill Birch is an important feature to the wider landscape. The well clipped hedge marking the southern boundary of the site is high and will mask much of the development when viewed from the footpath that links Godley Lane to Sarver Lane and Dilhorne Common. It will also provide a strong boundary to any further development south of the site. The eastern boundary hedgerow with its trees will soften the development when viewed from the east. The northern boundary hedgerow will be removed only in so far as to facilitate access into and out of the site.

6.2 The communal parking area will include areas of planting and this, together with the communal green, will be maintained by local residents through a yearly service charge. Communal spaces will be owned jointly with a residents group comprising owners of the properties and responsible for maintenance.

6.3 Front gardens will be open, or defined using gates and railings. Rear garden boundaries will be fenced and hedged. The maximum height of rear and side fences and fences between properties will be no more than 1.5m. Private rear garden areas will be defined through the layout and by the provision of gates.

7. Appearance

7.1 Appearance is a reserved matter but properties are likely to be constructed in brick with a plain Staffordshire Blue Clay to the roof. Brick is the predominant building material in the area. Roof pitches in the village vary widely as do house depths, and gable end details. The use of local brick and plain tile will help to maintain local distinctiveness. The following photographs

7.2 The development will strive to achieve high quality finishes and good craftsmanship. It is hoped that the development will be undertaken by a local builder.

8. Access

8.1 The new access drive will meet the Staffordshire Residential Design Guidance Standards for a mews court (capable of accommodating up to 25 dwellings) with a shared surface, not requiring separate footways or pavements. Motor vehicle access will be restricted to the northern end of the site, except for emergency vehicles and deliveries, where access will be available into the communal green. Turning will be provided using the parking court entrance.

8.2 The Green itself will be a mix of paved areas and tree planting with small areas of lawn or shrubs, with seating. The green will not be available for parking, making it a pedestrian environment for local residents.

8.3 The site slopes only gently down to the east and rises gently to the south. Effectively level access can be achieved to all properties without the need for steps or retaining walls. Ramped access to individual properties will be provided. Each front door entrance will be identified by a porch or protective entrance overhang. Windows and doors will be recessed, providing good legibility for those with a visual impairment. Road edges will be clearly defined.

8.4 Each property will have a ground floor w/c and level access to all principal rooms. Disabled people will not be segregated, however two of the eighteen parking spaces will be dedicated to disabled residents.

9. Impact on Climate Change

9.1 The new dwellings will be highly insulated, all lighting used both internal and external, will be low energy and each property will have an internal and external drying space for clothes and 'A' rated white goods. Each

10.3 The design is specific to the site and the public realm will be well designed with suitable management arrangements in place. The houses will meet at least level 3 of the Code for Sustainable homes out performing statutory building regulation standards. Use of solar and drainage technologies will enhance the performance and attractiveness of the development. Internal layouts will allow for flexible living arrangements.

10.4 Dilhorne has only a limited bus service but the primary school and village pub, church, recreation centre and hall are all within easy walking distance. The development will provide a mix of dwelling types and dwelling sizes, all will be intermediate housing to meet local housing needs. The development will allow local young families to own their own home at a subsidised price.

10.5 All sites have their limitations but this development will meet seventeen of the twenty building for life questions, making it a high sustainable and highly effective living environment.

10.6 This is a well considered proposal, building on an earlier planning consent. The application should be supported and planning permission granted.

Jonathan Jenkin BA(Hons) BTP MRTPI
April 2008