08/00089/FUL 4 APR 2008 FORM 1

STAFFORDSHIRE moorlands DISTRICT COUNCIL

AIMING·FOR·EXCELLENCE

STDC - 4 APR 2008

Part One

Planning Service

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 DAVID ADAM	Name: WOOD GOLDSTRAW & YORATH
Address: LADYMOOR VIEW, HOLEHOUSE LANE, BROWN EDGE STOKE ON TRENT. ST6 8UB	Address: CHURCHILL HOUSE, REGENT ROAD, HANLEY, STOKE ON TRENT. ST1 3RH
Tel. No.:	Tel. No.: 01782 208000

Particulars of Proposed Development

3. Address or location of proposed development.

LADYMOOR VIEW, HOLEHOUSE LANE, BROWN EDGE,
STOKE ON TRENT. ST6 8UB

4. Description of proposed development.

CONVERSION AND EXTENSION OF EXISTING BARN INTO DOG KENNELS.

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) θ 2. Design θ 3. External Appearance θ 4. Means of Access θ 5. Landscaping θ	
(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 .....

Site Particulars

7. (a) Present use of land or buildings.	BARN – STORAGE	
(b) If vacant, state the last use and the date it ceased.		
(c) What is the area of the application site? (metric only)	148 m^2	
(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	BLOCKWORK – GREY		
	Proposed Walls	BLOCKWORK – GREY		
	Existing Roof	ALUMINIUM CLADDING - BLUE		
	Proposed Roof	ALUMINIUM CLADDING – BLUE		
10. How will surface water be disposed of? (Please tick appropriate box)	Mains θ	Soakaway ~~θ~~✓	Other θ	*(please state)*
11. How will foul sewage be dealt with?	Mains θ	Septic Tank ~~θ~~✓	Other θ	*(please state)*
12. How many vehicle parking spaces do you intend to provide?	Existing Spaces within site (if any)	2	Additional Spaces	2
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).	NO
17. Which certificate are you submitting with your application? (For information on the correct certificate required please see guidance notes)	**A** ~~θ~~✓ **B** θ **C** θ **D** θ

Fee

18. State the amount of the fee submitted with the application	£530.00

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. ~~θ~~✓

(b) Approval of details of such matters as were reserved in the outline permission described in this application and the accompanying plans. θ

(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. θ

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: 2 APRIL 2008

On behalf of: MR DAVID ADAM

FORM 2

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.		N/A						
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.		N/A						
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.		A. NO B. 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.		YES. EXISTING BARN TO BE CONVERTED INTO DOG KENNELS						
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)	0		0		0		
Office/Administration	(b)	0		12		12		
Retail	(c)	0		0		0		
Storage	(d)	74		0		74		
Warehousing	(e)	0		0		0		
Other Uses	(f)	0		136		136		
What is the total floor space of all buildings (a + b + c + d + e + f)?	(g)	74		148		222		
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)	0	0	1	0	1	0	
Industrial	(b)	0	0	0	0	0	0	
Other	(c)	0	0	0	0	0	0	
All (a + b + c)	(d)	0	0	1	0	1	0	
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)	2		0		2		
	(b)	0		2		2		
	(c)	0		0		0		
	(d)	2		2		4		
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)	1	1	2	0	1	3	
Over 3 tons unladen weight	(b)	0	0	0	0	0	0	
All (a + b)	(c)	1	1	2	0	1	3	
9. What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?		WASTE BIN LESS THAN 7.5 m^3						
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						

NAMED SUBSTANCES	
1 **Substances**	**2** **Notifiable quantity tonnes**
Liquefied petroleum gas, such as commercial propane and commercial butane, and any mixtures thereof held at a pressure greater than 1.4 bar absolute.	25
Liquefied petroleum gas, such as commercial propane and commercial butane, and any mixture thereof held under refrigeration at a pressure of 1.4 bar absolute or less	50
Phosgene	2
Chlorine	10
Hydrogen fluoride	10
Sulphur trioxide	15
Acrylonitrile	20
Hydrogen cyanide	20
Carbon disulphide	20
Sulphur dioxide	20
Sulphur dioxide	20
Bromine	40
Ammonia (anhydrous or as solution containing more than 50% by weight of ammonia)	100
Hydrogen	2
Ethylene oxide	5
Propylene oxide	5
tert-Butyl peroxyacetate	5
tert-Butyl peroxyisobutyrate	5
tert-Butyl peroxymaleate	5
tert-Butyl peroxy isopropyl carbonate	5
Dibenzyl peroxydicarbonate	5
2,2-Bis (*tert*-butylperoxy) butane	5
1,1-Bis (*tert*-butylperoxy) cyclohexane	5
Di-sec-butyl peroxydicarbonate	5
2,2 Dihydroperoxyprogane	5
Di-*n* propyl peroxydicarbonate	5
Methyl ethyl ketone peroxide	5
Sodium chlorate	25
Cellulosenitrate other than – *(a)* cellulosenitrateto which the Explosives Act 1875 **(a)** applies; or *(b)* solutions of cellulose nitrate where the nitrogen content of the cellulose nitrate does not exceed 12.3% by weight and the solution contains not more than 55 parts of cellulose nitrate per 100 parts by weight of solution	50
Ammonium nitrate and mixtures of ammonium nitrate where the nitrogen content derived from the ammonium nitrate exceeds 28% of the mixture by weight other than *(a)* mixtures which the Explosives Act 1875(a) applies; or *(b)* ammonium nitrate based products manufactured chemically for use as fertiliser which comply with Council Directive 80/876/EEC **(b)**	50
Aqueous solutions containing more than 90 parts by weight of ammonium nitrate per 100 parts by weight of solution	500
Liquid oxygen	500

PART 11 CLASSES OF SUBSTANCES NOT SPECIFICALLY NAMED IN PART 1	
1 **Class of Substance**	**2** **Notifiable quantity tonnes**
1. Gas or any mixture of gases which is flammable in air and is held in the installation as a gas	15
2. A substance or any mixture of substances which is flammable in air and is normally held in the installation above its boiling point (measured at 1 bar absolute) as a liquid or as a mixture or liquid and gas at a pressure of more than 1.4 absolute	25 being the total quantity of substances above the boiling points whether held singly or mixtures
3. A liquefied gas or any mixture of liquefied gases, which is flammable in air, has a boiling point of less than 0° (measured at 1 bar absolute) and is normally held in the installation under refrigeration or cooling at a pressure of 1.4 bar absolute or less	50 being the total quantity of substances having boiling points below 0°C whether held singly or in mixtures
4. A liquid or any mixture of liquids not included in items 1 to 3 above, which has a flash point of less than 21°C.	10,000

PIPE-LINES

Pipe-lines containing any of the substances listed at or above the quantities specified except where the only hazardous substance that the pipe-line contains is either a flammable gas as defined in item 1 of Part II of this Appendix at a pressure of less than 8 bars absolute, or a flammable liquid as defined in item 4 of Part II of this Appendix.

- 4 APR 2008 - S M D

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

4 APR 2008

PART 2

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Certificate A(a)

I certify that:

on the day 21 days before the date of the accompanying application/~~appeal~~* nobody, except the applicant/~~appellant~~*, was the owner*(b)* of any part of the land to which the application/~~appeal~~* relates.

Signed .....

*On behalf of MR DAVID ADAM

Date 2 APRIL 2008

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) 'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Agricultural Holdings Certificate (a)

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert 'not applicable' as the information required by the second alternative.

- * None of the land to which the application/~~appeal~~* relates is, or is part of, an agricultural holding.

~~or~~

- * I have/The applicant has/The appellant has* given the requisite notice to every person other than my/him/~~her~~* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed .....

*On behalf of MR DAVID ADAM

Date 2 APRIL 2008

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.

4 APR 2008 - S M D

Design Access Statement

The aim of the applicant is to develop an existing barn currently used as kennels for dogs taken into private care. The client wishes to extend this barn and provide dog kennels to a commercial standard outlined by the Local Authority.

Assessment

Physical

The site is set in the rural surroundings of the Staffordshire Moorlands the site is currently home to a farmhouse and a barn. The barn has an industrious and robust look formed from a single storey, portal frame with blockwork and grey steel cladding. (see photo enclosed)

Social

The location of the site is quite remote with neighbouring farms being a long distance from the site therefore it is doubtful that any person would be effected by the development. A habitat for dogs is likely to be welcomed by dog owners as many wish to have their pets cared for professionally when they take their vacation.

Economic

The extension to the existing barn will obviously add value to the property, alongside this the development will allow the client to commercially invest into taking dogs into care on a licensed premises.
Economically this is an excellent opportunity as market research from the client has found that there is an opportunity to expand in the field of providing adequate habitats for dogs.

Involvement

The Local Authority of Staffordshire Moorlands County Council is the main external party involved with the development of this project. Standards established in the Model License Conditions and Guidance for Dog Boarding Establishments must be accommodated within the design in order to provide a suitable habitat for dogs and to obtain a license.

Design

Use

The obvious use of the new build is to provide adequate accommodation for dogs in order to become a licensed premise. Providing these facilities in a rural area is appropriate due to an abundance of natural landscape for exercise for the dogs. The project is also more suitable to a rural area in comparison to an urban or sub-urban landscape where people could be effected by noise pollution.

Amount

The extension to the existing barn will take up 149m² This is in order to provide 14 dog kennels and facilities to provide welfare for the animals and staff including a food preparation area, office and toilet.
The size of 1.9m² is set as a minimum requirement set by the Guidance for Dog Boarding Establishments, alongside this a food preparation area is to be created to provide a space capable compliant to hygiene standards. Also an office space and toilet is required for administration and welfare of staff respectively.

Layout

The building has been positioned in order to provide 14 kennels without taking up a surplus of land. The main entrance to the new build is to be positioned at the front in order to provide visitors a direct level access to the kennels in relation to the access point to the site.

Scale

The new development will be a single storey build with the extension to the side taking on a mono-pitch roof from the existing portal frame, with enough ceiling height to provide adequate ventilation for the dogs. Despite the new build being twice the size of the existing, this space is required in order to provide a healthy and habitable environment for the dogs. Also the amount of kennels being provided is due to the extensive demand from owners who require their dogs to be professionally cared.

Landscaping

There are no areas to be landscaped within the project.

Appearance

Appearance of the new build will be to match existing with blockwork walls, grey cladding and translucent sheeting to provide good day lighting to the kennels for the welfare of the animals. The Materials have been chosen to match existing but also due to their robust qualities needed because of the openness of the site.

Access

Access onto this site will be level to allow disabled people access to the building without hindrance, access to the building will be a ramped approach in order to comply with Part M of the Building Regulations and to assist owners with their dogs.

08/00334 - 4 APR 2008 - S.M.D



