STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Outline Planning Permission With Some Matters Reserved, Town and Country Planning Act 1990

08/01019/ OUT 20 MAY 2008 - SMD

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: D | Surname: Weston

Company name:

Street address: Urb Llanos Del Abejeorro CT
Calle De Aguila
04838 Mojacar Playa

Town/city: Almeria

County:

Country: Spain

Postcode:

	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: David | Surname: Breakwell

Company name: Sammons Architectural Ltd

Street address: 12
Cowdry Building
Fountain Street

Town/city: Leek

County: Staffordshire

Country: England

Postcode: ST13 6JF

	Country Code	National Number	Extension Number
Telephone number		01538 [illegible]	
Mobile number			
Fax number			

Email address: sammonsltddavidb@aol.com

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☐ Layout ☐ Scale

Please describe the proposal:
Erection of dwelling

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:

Street address: Cheadle Road

Wetley Rocks

Town/City:

County: Staffordshire Moorlands

Postcode:

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

Easting: 396486

Northing: 349043

Description:

Land adjacent to Methodist Church

5. 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: Jake Surname: Derry

Reference:

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

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? (•) Yes ( ) No

Is a new or altered pedestrian access proposed to or from the public highway? (•) Yes ( ) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/ drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (•) No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Brick to approval

10. Materials (continued)

Roof - description:

[illegible]

[illegible]

[illegible]

[illegible]

Boundary treatments - description:

[illegible]

Natural stone boundary wall

[illegible]

Retained wall at reduced height

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces

12. Foul Sewage

Please state how foul sewage is to be disposed of

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s)

13. Assessment of Flood Risk

[illegible] at risk of flooding? Refer to the Environment Agency's [illegible] 2 and 3 and consult Environment Agency standing [illegible] and [illegible] 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

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

vacant

Is the site currently vacant? (•) Yes ( ) No

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

unknown

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. Trees and Hedges

Are there trees or hedges on the proposed development site? ( ) Yes (•) No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ( ) Yes (•) No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ( ) Yes (•) No

18. Residential Units

Does your proposal include the gain or loss of residential units? (•) Yes ( ) No

Market Housing - Proposed

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

Proposed Market Housing Total: 1

Market Housing - Existing

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

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ( ) Yes (•) No ( ) Unknown

20. 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

21. Hours of Opening

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

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

22. Site Area

What is the site area? 00.10 hectares

23. 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:

None

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

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

A. Toxic substances

A. Select Value — Amount held on site: Tonne(s)

B. Highly reactive/explosive substances

B. Select Value — Amount held on site: Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

C. Select Value — Amount held on site: Tonne(s)

C. Select Value — Tonne(s)

25. 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

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

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

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant 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 the application relates.

Title: Mr First name: David Surname: Breakwell

Person role: Agent Declaration date: 02/05/2008 ☒ Declaration made

26. 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: David Surname: Breakwell

Person role: Agent Declaration date: 02/05/2008 ☒ Declaration Made

27. Declaration

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

Date 02/05/2008

DESIGN AND ACCESS STATEMENT

PROPOSAL : **Erection of single dwelling (outline)**
ADDRESS : **land adj. Methodist Church, Leek Road, Wetley Rocks**
APPLICANT : **D Weston**
DATE : **May 2008** **JOB No.** : **1156**

DESIGN

ASSESSMENT

Assessment Area

The site is an isolated area of vacant land within the settlement boundary of Wetley Rocks with a large frontage onto Leek Road. Other than the Methodist Church to the south west of the site, the application is located in a predominantly residential area. Land to the rear of the site is agricultural. Given that the nature of the proposal is residential, it is considered that the Assessment Area should be informed by the character of dwellings near the site.

Physical

The application site is currently vacant. Its front boundary is a natural stone wall. Existing housing area is mixed in both age and size, although it is principally site represents part of the garden of Fairway. Fairway is a substantial hipped, predominantly brick two storey house. It was built in about the 1930's and has a plain tiled roof. The style and age of housing in the area is mixed, although close to the site development mostly dates from the 1970's. Buildings are usually large within generous plots. There is a history of dwellings being built in large gardens in Birchall.

Planning Policy

The Development Plan for the area consists of the saved policies of the Staffordshire and Stoke On Trent Structure Plan and the Staffordshire Moorlands Local Plan. Policies relevant to this proposal are contained in the local plan. The Local Plan places the site in the development boundary of Wetley Rocks. Policy H4 states that new housing development will be expected to locate within settlement boundaries where it can be serviced and where it is sympathy with the area.

PPS1 Delivering Sustainable Development sets out the Governments strategy for the provision of new development in sustainable locations. The village has a local general store as part of the petrol filling station. A bus service is available to the nearby market towns of Leek and Cheadle.

PPS3 Housing requires that when Local Planning Authorities determine planning applications for housing they should have regard to its policies as material considerations (paragraph 68). It states that LPA's are responsible for delivering both the right quantity of housing to meet demands and needs in its area, and the right quality and mix for its communities. Para 25 states that one of the Government's key objectives is to provide a variety of high quality market housing and includes the managed replacement of existing housing where appropriate. Para. 36 states that housing should be developed in suitable locations which offer access to local jobs, key community facilities and infrastructure.

Secure By Design

The layout of the proposal and the detailing of the proposed dwelling are capable of satisfying secure by design principles.

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INVOLVEMENT

There has been no pre-application involvement for this application. However the proposal is influenced by the pattern of new residential development near the site, at Randles Lane and to the south west of the application site beyond the Church.

EVALUATION

The site lies in an area where the principle of housing development is supported by planning policy. The size of the plot is considered appropriate for a single dwelling, taking into account the pattern and density of housing nearby.

The position of the proposed dwelling, its relationship with existing houses satisfies the Space about Dwellings standards at Appendix 3 of the Local Plan. The design of the proposed dwelling is a reserved matter and will need to reflect the character of development in the area. The site access will be provided with visibility splays.

DESIGN

Use

The application proposes a residential use by the erection of a single dwelling.

Amount

The proposal is for the erection of a single detached dwelling. This equates to a site density of 16 dwellings/hectare. Whilst this is below Government guidance on urban densities, it is largely driven by the need to deliver a development that contributes to the character of the area and is inkeeping with densities in the area.

Layout

In accordance with paragraph 52 of Circular 01/06 the application drawings show an indicative layout. It also illustrates an indicative access point.

Scale

The application proposes a building having the following scale parameters:-

Height:	Maximum 8m;	Minimum 9.5m
Width:	Maximum 15m;	Minimum 18m
Depth:	Maximum 7m;	Minimum 13m

Landscaping

Given the nature of the site and then proposed layout, landscaping can be provided within the site.

Appearance

Proposed materials is a reserved matter. However it is likely the walls will be brick with the roof likely to be plain tiles.

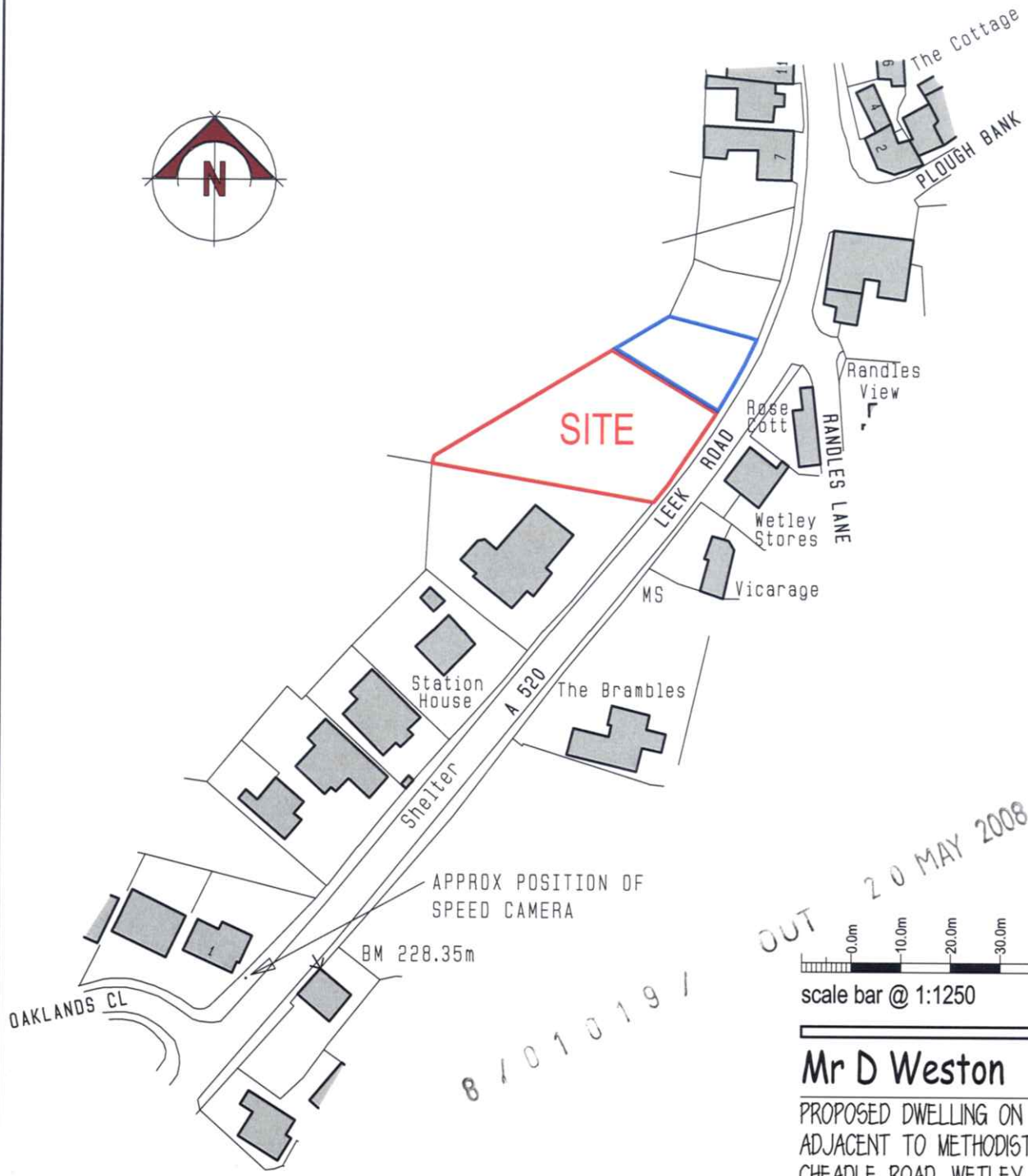
ACCESS

VEHICULAR AND TRANSPORT LINKS

The site is located on a major bus route providing access to Leek Bus Station, Cheadle and the Potteries.

INCLUSIVE ACCESS

The development provides for occupation by less abled people through compliance with Part M of the Building Regulations by the provision of level accesses to the principal entrances to the proposed houses, and provides internal arrangements, such as the width of corridors and doorways, that are suitable for less able access.



OUT 20 MAY 2008 - S M D

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Mr D Weston

PROPOSED DWELLING ON LAND ADJACENT TO METHODIST CHURCH, CHEADLE ROAD, WETLEY ROCKS, STAFFORDSHIRE MOORLANDS.

PLANNING PROPOSAL

LOCATION PLAN

Date	Sheet	Scale
APRIL 2008	A4	1:1250
Drg No.	Rev.	Drawn
2008-1557-01	-	RG

Rev.

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists

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All dimensions must be checked prior to commencement.

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