HPK 2010 / 0549

# High Peak Borough Council

*working for our community*

Application for Planning Permission and consent to display advertisement(s).
Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) Regulations 2007

**Publication of applications on planning authority websites.**
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

## 1. Applicant Name, Address and Contact Details

Title: Mr | First name: David | Surname: Coulthurst

Company name: Ladygate Construction Ltd

Street address: Ladygate Farm, Briargrove Road

Town/City: High Peak

County:

Country:

Postcode: SK22 1AY

| | 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: Alan | Surname: Highfield

Company name: Rishworth Design Associates Ltd

Street address: 7-11a Worrall Street, Edgeley

Town/City: Stockport

County: Cheshire

Country: United Kingdom

Postcode: SK3 9BE

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | | 0161 968 1860 | |
| Mobile number: | | | |
| Fax number: | | 0161 968 1890 | |

Email address: alan@a4architects.co.uk

## 3. Description of the Proposal

Please describe the proposed development including any change of use:

PROPOSED SIGNAGE

Has the building, work or change of use already started? ( ) Yes (•) No

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## 4. Site Address Details

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

House: 66 Suffix:

House name:

Street address: MARKET STREET

NEW MILLS

Town/City: HIGH PEAK

County:

Postcode: SK22 4AA

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

Easting: 399967

Northing: 385464

Description:

## 5. Pre-application Advice

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

## 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

## 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

There is a designated refuse area to the rear of the yard for the Apartment's waste. The Estate Agent waste is stored and sorted in the Kitchen area and they will arrange a contract with a private refuse company for collection.

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

Extra recycling bins will be provided for both the Apartment and the Retail Premises so the refuse can be sorted. This will also be collected by a private refuse/recycling company by arrangement.

## 8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

## 9. 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:

Natural stone to the main building with a red brick single storey extension.

Description of *proposed* materials and finishes:

Natural stone plinth to shopfront to match existing.

**Roof - description:**

Description of *existing* materials and finishes:

Grey slate tiles.

Description of *proposed* materials and finishes:

Grey slate effect concrete tiles suitable for low roof pitches to rear lean to extension.

## 9. (Materials continued)

**Windows - description:**

Description of *existing* materials and finishes:

White glossed, timber framed single glazed windows.

Description of *proposed* materials and finishes:

White glossed double glazed timber sash window to shop front & white UPVC double glazed windows to rear.

**Doors - description:**

Description of *existing* materials and finishes:

Single glazed timber door to the shop entrance & flush panel timber doors to the rear.

Description of *proposed* materials and finishes:

Double glazed, black glossed hardwood door to entrance of Estate Agents. White UPVC fully glazed door to the rear of the apartment and a white composite door to the flat entrance.

**Boundary treatments - description:**

Description of *existing* materials and finishes:

Panel and post fencing to one side, blockwork retaining wall and red brick wall to the rear of the yard.

Description of *proposed* materials and finishes:

All existing to remain and new panel and post fencing to match existing as indicated on the drawings.

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:

10.29.P1 - Site Plan as Existing (1:200)
10.29.P2 - Ground Floor Plan as Existing (1:50)
10.29.P3 - First Floor Plan as Existing (1:50)
10.29.P4 - Front Elevation as Existing (1:50)
10.29.P5 - Rear Elevation as Existing (1:50)
10.29.P6 - Site Plan as Proposed (1:200)
10.29.P7 - Ground Floor Plan as Proposed (1:50)
10.29.P8 - First Floor Plan as Proposed (1:50)
10.29.P9 - Front Elevation as Proposed (1:50)
10.29.P10 - Rear Elevation as Proposed (1:50)
10.29.P11 - Side Elevation as Proposed (1:50)
10.29.P12 - Shop Front as Proposed (1:25)
All printed at A3 with no page scaling.
10.29.OS - Location Plan (1:1250)
Printed at A4 with no page scaling.
Design & Access Statement (word document)

## 10. 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 |
|---|---|---|---|
| Cars | 0 | 0 | 0 |
| Light goods vehicles/public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 0 | 0 | 0 |
| Cycle spaces | 0 | 0 | 0 |
| Other (e.g. Bus) | 0 | 0 | 0 |
| Short description of Other | | | |

## 11. 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

## 12. 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

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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

## 14. 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:

Dry Cleaners & apartment.

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

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

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

## 15. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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'.

## 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

## 17. Residential Units

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

## 18. All Types of Development: Non-residential Floorspace

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

| Use class/type of use | | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|---|---|---|---|---|---|
| A1 | Shops Net Tradable Area | 34.7 | 0.0 | 0.0 | 0.0 |
| A2 | Financial and professional services | 0.0 | 0.0 | 34.7 | 34.7 |
| A3 | Restaurants and cafes | 0.0 | 0.0 | 0.0 | 0.0 |
| A4 | Drinking estabishments | 0.0 | 0.0 | 0.0 | 0.0 |
| A5 | Hot food takeaways | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (a) | Office (other than A2) | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (b) | Research and development | 0.0 | 0.0 | 0.0 | 0.0 |
| B1 (c) | Light industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B2 | General industrial | 0.0 | 0.0 | 0.0 | 0.0 |
| B8 | Storage or distribution | 0.0 | 0.0 | 0.0 | 0.0 |
| C1 | Hotels and halls of residence | 0.0 | 0.0 | 0.0 | 0.0 |
| C2 | Residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D1 | Non-residential institutions | 0.0 | 0.0 | 0.0 | 0.0 |
| D2 | Assembly and leisure | 0.0 | 0.0 | 0.0 | 0.0 |
| Other | Please Specify | 0.0 | 0.0 | 0.0 | 0.0 |
| | Total | 34.7 | 0.0 | 34.7 | 34.7 |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

| Use Class | Types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|---|---|---|---|---|

## 19. 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 |

## 20. 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 |
|---|---|---|---|---|---|---|---|
| A2 | 9.00 | 17.00 | 9.00 | 17.00 | 10.00 | 4.00 | ☐ |

## 21. Site Area

What is the site area? 104 sq.metres

## 22. 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:

Estate Agents therefore not applicable.

Is the proposal for a waste management development? ( ) Yes (•) No

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal? ( ) Yes (•) No

## 24. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s):

Shop front facia sign (please see attached pdf document for design). Size to suit new shop front. Sign board to be acryllic.

How many of the following type of advertisements are you applying for?

Fascia sign(s) 1 Projecting or hanging sign(s) 0 Hoarding(s) 0 Other 0

## 25. Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place? (•) Yes ( ) No

If Yes, please provide details:

There is currently a shop front sign, the proposals show for this being replaced with a facia more suitable to the shop front.

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal? (•) Yes ( ) No ( ) Not Applicable

If Yes to either or both above, please show the existing sign(s) on an elevation drawing or photograph and state the references for the drawing(s) or photograph(s).

10.29.P4 - Front Elevation as Existing

Will the proposed advertisement(s) project over a footpath or other public highway? ( ) Yes (•) No

## 26. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From: 01/01/2011 To: 31/12/2015

## 27. Interest in the Land

Does the applicant own the land or buildings where the adverts are to be placed? (•) Yes ( ) No

## 28 (a). Details of Proposed Advertisement(s) - Fascia Sign

What is the height from the ground to the base of the advertisement (in metres)? 2.62 m

What is the maximum projection of the advertisement from face of building (in metres)? 0.1 m

What are the dimensions of the proposed advertisement? Height: 0.46 x Width: 3.83 x Depth: 0.1 metres

What materials will the sign be made of?

Coloured plastics fascia.

What is the maximum height of any of the individual letters and symbols (in centimetres)? 15 cm

The colour of text and background:

White and orange text on a blue background.

Will the sign be illuminated? ( ) Yes (•) No

## 29. 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

## 30. Certificates (Certificate A)

**Certificate of Ownership - Certificate A**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

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: Alan D Highfield Surname: for Rishworth Design Associates

Person role: Agent Declaration date: 18/10/2010 ☒ Declaration made

## 30. Certificates (Agricultural Land Declaration)

**Agricultural Land Declaration**
**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete 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: ( )

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr | First Name: Alan D Highfield | Surname: for Rishworth Design Associates

Person role: Agent | Declaration date: 18/10/2010 | ☒ Declaration Made

## 31. Declaration

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

Date 19/10/2010