



# High Peak Borough Council

*working for our community*

Application for Planning Permission and conservation  
area consent for demolition in a conservation area.  
Town and Country Planning Act 1990

## 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:	<input type="text" value="Mr"/>	First name:	<input type="text"/>	Surname:	<input type="text"/>
Company name:	<input type="text" value="Kelsa Truck Products Ltd"/>				
Street address:	<input type="text" value="Bowden Hey Mill"/>	Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text" value="Bowden Lane"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="Chapel en le Frith"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="Derbyshire"/>	Email address:	<input type="text"/>		
Country:	<input type="text" value="UK"/>				
Postcode:	<input type="text" value="SK23 0JQ"/>				
Are you an agent acting on behalf of the applicant? <input checked="" type="radio"/> Yes <input type="radio"/> No					

### 2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Mrs"/>	First Name:	<input type="text" value="Claire"/>	Surname:	<input type="text" value="Wilde"/>
Company name:	<input type="text" value="Mattin Maclean Ltd"/>				
Street address:	<input type="text" value="1 Market Street"/>	Telephone number:	<input type="text" value="01663"/>	<input type="text" value="733336"/>	<input type="text"/>
	<input type="text"/>	Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="Whaley Bridge"/>	Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="Derbyshire"/>	Email address:	<input type="text" value="cw@mattinmaclean.co.uk"/>		
Country:	<input type="text" value="United Kingdom"/>				
Postcode:	<input type="text" value="SK23 7AA"/>				

### 3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

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

#### 4. Site Address Details

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

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="BOWDEN HEY MILL"/>		
Street address:	<input type="text" value="BOWDEN LANE"/>		
	<input type="text" value="CHAPEL-EN-LE-FRITH"/>		
Town/City:	<input type="text" value="HIGH PEAK"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="SK23 0JQ"/>		

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

Easting:	<input type="text" value="406186"/>
Northing:	<input type="text" value="381287"/>

#### 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:	<input type="text" value="Mrs"/>	First name:	<input type="text" value="Sue"/>	Surname:	<input type="text" value="Ashworth"/>
Reference:	<input type="text" value="PAD/2011/0027"/>				
Date (DD/MM/YYYY):	<input type="text" value="26/05/2011"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Pre application meeting with Sue Ashworth, Jo Brooks and Ian Turkington.  
In principal no objections to the application. makes the site a coherent proposal and brings the site to solely industrial usage. Liked the idea of a glazed entrance way and the maintenance of the existing stone warehousing building.  
Highways - No objection would require a legal agreement to amend access way and would require the road way be brought upto adoptable standards.

#### 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

If Yes, please provide details:

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

If Yes, please provide details:

#### 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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Make way for development and improve the circulation routes through the yard

## 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:

existing 2 storey building - natural stone  
existing portal frame - Reconstituted stone base under coloured metal composite cladding panels

Description of *proposed* materials and finishes:

existing 2 storey building - natural stone  
existing portal frame - Reconstituted stone base under coloured metal composite cladding panels

### Roof - description:

Description of *existing* materials and finishes:

existing 2 storey building - slate  
existing portal frame - metal composite panels

Description of *proposed* materials and finishes:

existing 2 storey building - slate  
existing portal frame - metal composite panels

### Windows - description:

Description of *existing* materials and finishes:

existing 2 storey building - timber single glazed  
existing portal frame - rooflights polycarbonate

Description of *proposed* materials and finishes:

2 storey building - aluminium double glazed. Rooflights - velux  
portal frame - rooflights polycarbonate

### Doors - description:

Description of *existing* materials and finishes:

existing 2 storey building - timber & up and over metal roller shutters  
existing portal frame - up and over metal shutters : doors metal

Description of *proposed* materials and finishes:

2 storey building - metal & glass, timber  
portal frame - up and over metal shutters : doors metal

### Boundary treatments - description:

Description of *existing* materials and finishes:

stone

Description of *proposed* materials and finishes:

stone

### Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

tarmac

Description of *proposed* materials and finishes:

tarmac

### Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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:

MM2104A - 001 LOCATION & BLOCK PLAN INDUSTRIAL  
MM2104A - 002 EXISTING TOPOGRAPHICAL SITE PLAN INDUSTRIAL  
MM2104A - 003 EXISTING BREAKDOWN OF SPACE PLAN INDUSTRIAL  
MM2104A - 004 EXISTING GROUND FLOOR PLAN INDUSTRIAL  
MM2104A - 005 EXISTING FIRST FLOOR & ROOF PLAN INDUSTRIAL  
MM2104A - 006 EXISTING ELEVATIONS INDUSTRIAL  
MM2104A - 007 EXISTING ELEVATIONS INDUSTRIAL  
MM2104A - 008 PROPOSED SITE PLAN INDUSTRIAL  
MM2104A - 009 PROPOSED GROUND FLOOR INDUSTRIAL  
MM2104A - 010 PROPOSED FIRST FLOOR & ROOF PLAN INDUSTRIAL  
MM2104A - 011 PROPOSED BREAKDOWN OF SPACE PLAN INDUSTRIAL  
MM2104A - 012 PROPOSED ELEVATIONS INDUSTRIAL  
MM2104A - 013 PROPOSED ELEVATIONS INDUSTRIAL

## 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
Cars	15	15	0
Light goods vehicles/public carrier vehicles	2	2	0
Motorcycles	5	5	0
Disability spaces	0	1	1
Cycle spaces	0	5	5
Other (e.g. Bus)	8	8	0
Short description of Other	HGV Cabs & Trailers (numbers vary)		

## 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):

Peter Mason Associates Dwg. PM4146/5001 Existing Surveyed Drainage

## 13. 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

## 14. 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

## 15. Existing Use

Please describe the current use of the site:

Industrial - The fabrication and distribution of truck parts and accessories

Is the site currently vacant?  Yes  No

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

## 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 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'.

## 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

## 19. 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	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	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	2260.4	488.0	421.3	-66.7
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
<b>Total</b>	<b>2260.4</b>	<b>488.0</b>	<b>421.3</b>	<b>-66.7</b>

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
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## 20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	15	5	17
Proposed employees	15	5	17

## 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	
B2	00.00	24.00	00.00	24.00	00.00	24.00	<input type="checkbox"/>

## 22. Site Area

What is the site area?

00.56

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:

Truck part and accessories manufacture

Is the proposal for a waste management development?

Yes  No

## 24. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

## 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 B)

### Certificate Of Ownership - Certificate B Certificates under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: Darren & Amy Longden	15/07/2011
Number: <input type="text"/> Suffix: <input type="text"/>	
Street: The Hague	
Locality: Dolly Lane	
Town: Buxworth	
Postcode: SK23 7QG	

Title: Mrs  First name: Claire Surname: Wilde  
Person role: Agent Declaration date: 13/07/2011  Declaration made

## 26. 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: Mrs  First Name: Claire Surname: Wilde  
Person role: Agent Declaration date: 13/07/2011  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: 14/09/2011