High Peak Borough Council

working for our community

Application for Planning Permission.
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: Mr & Mrs | First name: JA and HC | Surname: Swindells

Company name:

Street address: The Vicarage
Marsh Lane

Town/City: New Mills
County: Derbyshire
Country: England
Postcode: SK22 4HP

	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: John | Surname: Rose

Company name: JR Consulting

Street address: 44 Carleton Road
Higher Poynton

Town/City:
County: Cheshire
Country: United Kingdom
Postcode: SK12 1TL

	Country Code	National Number	Extension Number
Telephone number:		01625 876800	
Mobile number:			
Fax number:			

Email address: john-rose1@btconnect.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Full Planning Application for a single new dwelling (Use Class C3) on land adjacent to 11 Marsh Lane and The subdivision of No. 11 Marsh Lane into Two Dwellings (Use Class C3)

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)

House: | Suffix:

House name: Land Adjacent to 9 and 11

Street address: Marsh Lane

Town/City: New Mills

County: Derbyshire

Postcode: SK22 4PH

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

Easting: 400624

Northing: 385393

Description:

Land Adjacent to No 9 and 11 Marsh Lane, New Mills, including derelict warehouse / scoach-house to the north of these properties.

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: Mrs First name: Elizabeth Surname: Pleasant

Reference: PAD/2010/0025

Date (DD/MM/YYYY): 21/04/2010 (Must be pre-application submission)

Details of the pre-application advice received:

Formal Pre-Application letter recieved from case offcier. Further discussions have ensured over the past 18 months with a final meeting in March 2012 which led to the application being withdrawn. This application seeks to address the comments made by the case offcier in this regard.

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)

Access Drawing: 725-04 prepared by Ashley Helme

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:

A bin store is provided to accomodate the storage of wheeled bins for numbers 9 and 11 and shown on the Landscape general Arrangement. the new dwelling has sufficent gated garden space to accomodate the storage of wheeled bins.

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

If Yes, please provide details:

In accordance with the Council's strategy - coloured wheeled bins.

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:

Local Dressed Stone

Description of *proposed* materials and finishes:

Local Dressed Stone with reconstituted stone cills and detail

Roof - description:

Description of *existing* materials and finishes:

Slate

Description of *proposed* materials and finishes:

Slate to match existing

Windows - description:

Description of *existing* materials and finishes:

UPVC White Double Glazed Units on the current properties. The warehouse / coach-house currently has a mixture of broken and rotten window types

Description of *proposed* materials and finishes:

Subdivision - White double glazed units retained, replaced and installed to match
New Dwelling - White painted, wooden framed double glazed units

Doors - description:

Description of *existing* materials and finishes:

Painted wooden double glazed units

Description of *proposed* materials and finishes:

To match existing

Boundary treatments - description:

Description of *existing* materials and finishes:

Low stone walls and limited hedging

Description of *proposed* materials and finishes:

All existing stone boundary walls to be retained, but amended to accomodate accesses. New stone walls and hedges to provide property sub-divisions.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Not applicable - incidential parking on grass

Description of *proposed* materials and finishes:

Vehicle Access - Bitmac Surfacing with Concrete Kerbs
Vehicle Standing - Permeable paving setts

Lighting - add description

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

To be confirmed with the LPA

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:

Planning, Design and Access Statement
Transportation Assessment
Bat and Barn Owl Survey (Existing Buildings)
Arboricultural Assessment (And Addendum)
10-036-002 Site Location Plan
725.04 Access Details and Design
MAR-1206-P001 - Landscape Proposals and General Arrangement
226-04 Exisitng Plans and Elevations (Sub-division)
226-05 Existing Plans and Elevations (Sub-division)
226-06 Proposed Plans and Elevations (Sub-division)
226-07 Proposed Plans and Elevations (Sub-division)
226-08 Existing Building Plans and Elevations (Old Coachouse)
226-09 Exisitng Building Plans and Elevations (Old Coachouse)
226-010 New Building Plans and Elevations
226-011 New Building Plans and Elevations
226-012 New Building Sections

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	4	8	4
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:

Number 11 Marsh lane is currently rented out as a dwelling house. the land on which the new dwelling will be situated is currently occupied by an old warehouse / coach-house which is in a poor state of repair. The land surrounding these buildings is used for incidential storage / parking and scrubland

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

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses	0	2	2	0	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 4

Market Housing - Existing

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

Existing Market Housing Total: 2

Overall Residential Unit Totals

Total proposed residential units	4
Total existing residential units	2

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

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

21. Site Area

What is the site area? 00.18 hectares

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:

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. 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

25. 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: John Surname: Rose

Person role: Agent Declaration date: 22/06/2012 ☒ Declaration made

25. 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: John Surname: Rose

Person role: Applicant Declaration date: 22/06/2012 ☒ Declaration Made

26. Declaration

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

Date 22/06/2012