High Peak Borough Council

working for our community

Application for Outline Planning Permission With Some Matters Reserved.
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
First name:	John
Surname:	Swindells
Company name	JW Swindells Ltd
Street address:	The Vicarage
	Marsh Lane
	New Mills
Town/City	
County:	Derbyshire
Country:	ENGLAND
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:	John
Surname:	Rose
Company name:	JR Consulting
Street address:	44 Carleton Road
Town/City	Higher Poynton
County:	Cheshire
Country:	United Kingdom
Postcode:	SK12 1TL

	Country Code	National Number	Extension Number
Telephone number:	01625	876800	
Mobile number:	07801	473065	
Fax number:			
Email address:	john-rose1@btconnect.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:

Application for outline planning permission to construct 28 residential dwellings (Use Class C3), associated access and landscape works at land off Marsh Lane, New Mills.

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: | Suffix:

House name:

Street address: MARSH LANE

NEW MILLS

Town/City: LOW LEIGHTON

County:

Postcode: SK22 4PN

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

Easting: 400605

Northing: 385343

Description:

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:

Letter recieved from Mrs Pleasan following a pre-application discussion in April 2010. This detailed the LPA preferred approach to a number of matters as well as setting the requirements for the application package. The response was based on a draft layout.

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 Ref: 725-04 (Prepared by Ashley Helme Associates)
Swept Path for internal layout Ref: 725-SP-01 (Prepared by Ashley Helme Associates)

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:

This matter will be considered more fully at reserved matters stage (landscape), however, the following strategy has been developed to assist in the development of the Indicative Layout. The collection and storage of waste will be in accordance with the council's standard approach. The majority of dwellings have acces to rear gardesn to allow for bin storage in the rear garden spaces. Bin Stores are provide where this is not possible such as for the apartments.

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

If Yes, please provide details:

As per the Council strategy

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:

N/A

Description of *proposed* materials and finishes:

This is an outline application for which appareance is reserved. It is anticipated that a local stone will be used to match the local built character either in smooth or riven finish. Final finish to be agreed with the LPA.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

This is an outline application for which appareance is reserved. It is anticipated at this time that a slate tile will be used, however, the exact materials are to be aghreed with the LPA

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

This is an outline application for which appareance is reserved. it is likely that the window frames will be whilte painted wood but this is to be agreed with the LPA

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

As windows - TBC

Boundary treatments - description:

Description of *existing* materials and finishes:

Series of stone walls and close borded fencing to the boundaries - all that will be retained in the proposals

Description of *proposed* materials and finishes:

Landscape matters of reserved for subsequent approval. However, proposed boundary treatement are detailed on the accompanying landscape general arrangement but are a mixture of retained stone walls, new stone walls, close boarded fencing and managed hedges. In some locations gabion retaining walls are proposed to address level changes.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Landscape matters are reserved for subsequent approval however, access is the subject of this application. The access road is to be constructed to a trational style using bitmac surfcing and concrete kerbing. Internally, the roads and surfacing is to be confirmed but this is likely a mixture of bitmac, small unit paving and permeable paving where this is possible due to traffic pressures.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

This is an outline application and this matter is reserved for subsequent approval with the landscaping scheme.

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
Topographical Survey - Ref: 7407B
Site Layout Plan - 249.001_RevA
Landscape General Arrangement - 10-036-LAND-P002_RevA
Access Details - 725-04
Internal Layout Swept Path Analysis - 725-SP-01
Housetype Plans and Elevations - Drawings 249.002 - 249.012 Inclusive
Site Sections (Existing and Proposed) - 249.013 and 249.014

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	46	46
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:

Current vacant

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

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

The site was previously a Quarry and a builders yard

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 ( ) Unknown

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		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area? 01.01 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:

N/A

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 B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

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: Mr & Mrs JA and HC Swindells Number: Suffix: Street: The Vicarage Locality: Marsh Lane Town: New Mills, Derbyshire Postcode:	24/05/2011

Title: Mr First name: John Surname: Rose

Person role: Agent Declaration date: 24/05/2011 ☒ 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: Agent Declaration date: 24/05/2011 ☒ 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 12/03/2012