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: M J | Surname: Goodwin

Company name:

Street address: 58 Meadow Lane
Dove Holes

Town/City: BUXTON
County: Derbyshire
Country: UK
Postcode: SK17 8DB

	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: Allen | Surname: Newby

Company name: PME

Street address: Townend Waterfall
Waterhouses

Town/City: Stoke-on-Trent
County: Staffordshire
Country: United Kingdom
Postcode: ST10 3HZ

	Country Code	National Number	Extension Number
Telephone number:		01538 308043	
Mobile number:			
Fax number:			

Email address: enquiries@pmeplanning.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Bungalow - change of use from agricultural land

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: Netherfield Farm

Street address: Meadow Lane

Dove Holes

Town/City: BUXTON

County: Derbyshire

Postcode: SK17 8DB

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

Easting: 407366

Northing: 378284

Description:

Infill site between No's 20 and 22 Meadow Lane

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:

Plans include a refuse wheelie bin storage area. See 1-200 Proposed Block Plan for details.

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

If Yes, please provide details:

Plans include a recycling wheelie bin storage area. See 1-200 Proposed Block Plan for 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. 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:

The external elevations will be faced with random coursed gritstone with grit-stone cills and lintels

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

The roof should be clad in Welsh blue slate. The eaves and verge detailing should be traditional, with a square cut eaves cornice and a plain verge. There shall be no exposed rafters, fascia boards, soffit or bargeboards.

9. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Windows will be high quality double glazed uPVC with a cream woodgrain finish and narrow glazing bars. The windows have the appearance of traditional side hung wooden casements but require no maintenance once installed. The size of the windows and the overall glazed area will be compliant with current building regulations including Part L1A, conservation of heat and power in new dwellings.

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

The doors will be double glazed uPVC as per the windows.

Boundary treatments - description:

Description of *existing* materials and finishes:

Boundaries are formed by a combination of post and rail fencing with a dry-stone wall along the boundary with Meadow Lane.

Description of *proposed* materials and finishes:

An pedestrian gateway will need to be provided on the drystone wall bordering Meadow Lane.
The post and rail fence on the northern site boundary will be replaced by a drystone wall.
Other boundary treatments as existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Vehicle access, parking and turning areas are surfaced in bituminous macadam.

Description of *proposed* materials and finishes:

The track will need to be slightly realigned so that it runs more or less parallel with the proposed dwelling. However, the access onto Meadow Lane will remain unaltered and the track will continue to serve the farm.
The access and parking area will need to be resurfaced with bituminous macadam.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material: Rainwater Goods & Soil Pipes

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Rainwater goods should black 110 mm half round guttering, rise and fall brackets and 68 mm round down pipes. The rainwater system will discharge a new existing soakaway sited to the north of the building.
Waste from the bathroom, kitchen and w/c will discharge to the public sewer running along Meadow Lane. There shall be no external soil and vent pipes.

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:

Design & Access Statement: DAS.pdf
Existing Block Plan: Ex Block 1-200 A3.pdf
Site Location Plan: Location 1-1250 A3.pdf
Proposed Block Plan: Pr Block 1-200 A3.pdf
Proposed Plans & Elevations: Proposed 1-50 A0.pdf
Planning Statement: Statement.pdf
Street Scene: Street Scene 1-100 A3.pdf

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	2	2
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

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

Public sewer runs along Meadow Lane. Refer to 1-200 Proposed Block Plan for details.

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:

Agricultural Land

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		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

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		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? 475 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:

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 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: Allen | Surname: Newby

Person role: Agent | Declaration date: 25/06/2012 | ☒ 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

Notice recipient	Date notice served
Name: 'sole tenant - not applicable' Number: Suffix: Street: Locality: Town: Postcode:	25/06/2012

Title: Mr | First Name: Allen | Surname: Newby

Person role: Agent | Declaration date: 25/06/2012 | ☒ 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 25/06/2012