

Our ref: J027251/gdl-101  
Your ref: PP- 02266158

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Planning and Development Services  
High Peak Borough Council  
Municipal Buildings  
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12<sup>th</sup> October 2012

Dear Sir / Madam,

**Former Masons Arms PH, Station Road, Hadfield  
Application for external alterations to include the relocation of rear access door, removal of external steps and the removal of the pedestrian access gate to Kiln Lane.**

Please find enclosed a planning application on behalf of our clients, Tesco Stores Ltd, seeking permission for external alterations to include the relocation of rear access door, removal of external steps and the removal of the pedestrian access gate to Kiln Lane. The planning application has been submitted online via the planning portal (Ref: PP-02266158) with the following documents attached:

- Planning application form and ownership certificate;
- Site location plan (Ref: J024465-01);
- Approved site plan (Ref: 4186 (P)103);
- Approved site elevations (Ref: 4186 (SK)006, 4186 (SK)002-01C and 4186 (SK)005 A);
- Proposed elevations plan (Ref: 4186 (P)203); and
- Proposed layout plans (Ref: 4186 (P)503).

I now provide a brief planning statement contained within this letter. The planning application fee of £170 has already been submitted by post.

A design and access statement is no longer required for applications for the removal or variation of conditions in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (DMPO), which came into force on October 1st 2010.

### **The Site**

The site is located on the west side of Station Road, at its junction with Kiln Lane. Station Road represents the main commercial area of Hadfield, and therefore contains a number of commercial uses such as public houses, restaurants and takeaways, convenience stores, off licences, butchers, hairdressers and beauty salons. The site is towards the northern end of the commercial area.

The site comprises a vacant public house with associated yard to the rear. In February 2012, permission was granted for a rear extension and external alterations (Ref: HPK/2011/0704) to the building, with further alterations to the roof and windows secured in August 2012, by a non-material amendment application (Ref: NMA/2012/0014). The building is two storey, constructed of traditional stone and forms the end of the terrace of properties that extend from Kiln Lane to Wesley Street. It is located up against the site boundary with the Station Road footway, and emulates the curved corner of the Kiln Road/Station Road junction.

There is a slight level difference across the site, the highest point being the southern corner with a gradual slope down Kiln Lane which continues along the Station Road frontage.

The site is bounded by Occupation Lane to the south with residential properties facing onto Kiln Lane beyond. Occupation Lane enables access to the rear of the properties facing Kiln Lane and Wesley Street. To the north of the site is a residential property, 74 Station Road, with a mix of residential and commercial uses beyond. Station Road itself bounds the site to the east, with Lambgates GP Surgery and a beauty salon opposite the site. To the south of the site is Kiln Lane beyond which is a hot food takeaway, butchers and further commercial uses along both sides of Station Road leading to Hadfield railway station, approximately 300 metres to the south.

### **Proposed Works**

This application seeks minor alterations to the approved plans including the relocation of the external rear access door from the building out into the pedestrian walkway along the length of the rear wall. The removal of external steps from this rear walkway area and the relocation of the pedestrian gate access onto Kiln Lane so that this is internally within the site with access out through the double vehicle gates.

### **Planning Policy**

The relevant development plan is the High Peak Local Plan which was adopted in March 2005. For the purposes of development control decision making, whilst the High Peak Local Development Framework is under production full weight can be afforded to the 'saved' policies of the Local Plan.

Criteria for assessing the design of proposals are contained within Policy GD4, which seeks to ensure that the scale, siting, layout, density, form, height, design and materials are sympathetic to the character of the area.

Policies GD7 and BC3 seek to ensure that any new development creates a safe and secure environment that minimises opportunity for crime, whilst also ensuring that security measures are appropriate to the building they are intended for, and do not have an unacceptable impact on neighbouring properties amenity. Policy GD5 expands upon the issue of protection of neighbouring uses amenity to include consideration of overlooking, loss of daylight/sunlight, overbearing, and noise and light pollution.

Policies BC2 and BC3 say that alterations to shop fronts will be granted provided the design, positioning and appearance of the building respect its character and architectural style in addition to that of the wider townscape. In terms of security measures the proportions, size, age and character of the building should be respected and there should not be an '*undue detrimental effect*' on the amenities of neighbouring occupants or impede public mobility, particularly the visually impaired.

### **Planning Statement**

#### Design Considerations

The proposed alterations will be of limited design impact to the publically visible area of the site as the alterations are all located behind the service yard fence area at the rear. The amendments respond to an internal reconfiguration which makes best use of the change in levels at the site. As such there is no requirement for external steps as these will now be located internally. Additionally, the access out from the rear pedestrian walkway has been relocated to the internal pedestrian's walkway area which will reduce the openings out onto Kiln Lane.

In considering any impact on residential amenity it is important to recognise that the building, and wider area's use for commercial purposes, with associated levels of activity, is already established and the minor alterations will have a limited impact to the effect of residential amenity.

In terms of safety and security, the proposed alterations will retain the approved level of safety at the rear of the building.

It is therefore expected that the proposed minor alterations will not have a detrimental impact upon the character of the existing building or the surrounding area; will not affect the amenity of surrounding residents; and will not increase the potential for crime or pose a security risk. It is therefore clear that the proposal is in full accordance with the relevant design and crime policies of the Local Plan, which are GD4, GD5, GD7, BC2 and BC3.

### **Access Statement**

The proposed alterations will not alter the accessibility of the site from the rear staff or the customer accessible areas. Therefore matters of access for these alterations are limited.

With regard to wider accessibility issues the site is in an accessible location within Hadfield with existing retail provision along Station Road. Pedestrian access to the site will continue to be provided using existing footpaths and the pedestrian crossing opposite the site will continue to support pedestrian movement throughout this area.

The proposal therefore complies with the access requirements of the Local Plan.

### **Conclusion**

The application, which relates to the former Masons Arms Public House, Station Road, Hadfield, seeks planning permission for the alterations to the rear yard area and removal of the pedestrian access gate out onto Kiln Lane. This accompanying statement has demonstrated that the proposed alterations are fully in accordance with the relevant policies of the High Peak Local Plan. Planning permission should therefore be granted for the development proposed.

I trust that you have sufficient information to determine this application. However, if you require any further details, please do not hesitate to contact me at the above offices. In the meantime, I await your receipt for the application fee and confirmation of registration, and I shall contact you in the near future to discuss the timescale for determining the application.

Yours faithfully

A handwritten signature in black ink that reads "Emma Warren". The signature is written in a cursive, flowing style.

**Emma Warren**  
Planner

emma.warren@glhearn.com