High Peak Borough Council

working for our community

Application for Planning Permission and listed building consent for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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: Daniel | Surname: Cunningham

Company name: Torr Vale Mill Limited

Street address: Torr Vale Mills, Torr Vale Road, New Mills
Town/City: High Peak
County: Derbyshire
Country:
Postcode: SK22 3HS

	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

No Agent details were submitted for this application

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

conversion of vacant mill buildings I, J & L for holiday rental properties to compliment other leisure and tourism elements of proposals for the regeneration of the grade II* Torr Vale Mills complex

Has the development or work(s) already started? ○ Yes ◉ No

4. Site Address Details

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

House: | Suffix:
House name: Chemquip Ltd, Torr Vale Mill
Street address: Torr Vale Road, New Mills
Town/City: High Peak
County:
Postcode: SK22 3HS

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

Easting: 399824
Northing: 385157

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: Joanne Surname: Brooks

Reference: LST202 (19) & subsequent site meeting

Date (DD/MM/YYYY): 02/05/2012 (Must be pre-application submission)

Details of the pre-application advice received:

within the conservation plan residential uses are put forwards as having potential (particularly bldg K). However, due to minimum light, residential uses for both ground floors on buildings J & L should be avoided. Given this, the potential holiday use maybe acceptable. Careful thought needs to be given to retaining historic spaces, features and finishes.

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:

Bin store under building L

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

If Yes, please provide details:

The new use will be operated as a buisness by the owners of the site and waste and recycling will be combined within the current systems used on site

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. Demolition

Does the proposal include total or partial demolition of a listed building? ( ) Yes (•) No

10. Listed building alterations

Do the proposed works include alterations to a listed building? (•) Yes ( ) No

If Yes, will there be works to the interior of the building? (•) Yes ( ) No

Will there be works to the exterior of the building? (•) Yes ( ) No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? (•) Yes ( ) No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ( ) Yes (•) No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

SK07 proposed floor plans
SK09 proposed sections and elevations
SK11 existing floor plans
SK12 existing sections and elevations
heritage statement
design & access statement

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ◯ Don't know ◯ Grade I ◉ Grade II* ◯ Grade II

Is it an ecclesiastical building? ◯ Don't know ◯ Yes ◉ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ◯ Yes ◉ No

13. 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	20	20	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	3	3	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

stone/common red brick

Description of *proposed* materials and finishes:

stone/common red brick

Roof covering- add description

Description of *existing* materials and finishes:

blue slate

Description of *proposed* materials and finishes:

re-lay existing

Windows - add description

Description of *existing* materials and finishes:

soft wood

Description of *proposed* materials and finishes:

soft wood pattern as shown in drawings which have been compiled with reference to conservation plan

External doors - add description

Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

re-use existing were possible otherwise new timber to replicate original

Internal walls - add description

Description of *existing* materials and finishes:

brick / stone / timber

Description of *proposed* materials and finishes:

new partition walls to be timber frame with plasterboard and skim surface both sides

Floors - add description

Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

timber

Internal doors - add description

Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

re-use existing were possible otherwise new timber to replicate original

14. Materials (continued)

Rainwater goods - add description

Description of *existing* materials and finishes:

plastic

Description of *proposed* materials and finishes:

timber / cast iron

Are you supplying additional information on submitted drawings or plans? (•) Yes ( ) No

If Yes, please state plan(s)/drawing(s) references:

SK07 PROPOSED FLOOR PLANS
SK09 PROPOSED SECTIONS & ELEVATION
SK11 EXISTING FLOOR PLANS
SK12 EXISTING SECTIONS & ELEVATION

15. 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):

SK07

16. 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	

17. 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

18. Existing Use

Please describe the current use of the site:

TEXTILE PROCESSING AND AUXILLARY PROCESSES INCLUDING ON SITE ACCOMODATION

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

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

AS ABOVE

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

19. 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'.

20. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ( ) Yes (•) No

21. 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	1		
Flats/Maisonettes		1	1		
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			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 1

Overall Residential Unit Totals

Total proposed residential units	4
Total existing residential units	1

22. 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 estabishments	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)	116.0	116.0	0.0	-116.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0

22. All Types of Development: Non-residential Floorspace (continued)

B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	375.0	375.0	0.0	-375.0
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
	Total	491.0	491.0	0.0	-491.0

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

23. 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	1	3	2

24. 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

25. Site Area

What is the site area? 00.30 hectares

26. 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

27. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

28. 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

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate 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 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: Daniel Surname: Cunningham

Person role: Applicant Declaration date: 26/09/2012 ☒ Declaration made

29. 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:	First Name:	Surname:
Mr	Daniel	Cunningham

Person role: Applicant Declaration date: 26/09/2012 ☒ Declaration Made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 26/09/2012