Construction of two semi-detached cottages on land used as an overflow car park for The Cross Keys public house, Chapel Milton.

PLANNING, DESIGN AND ACCESS STATEMENT

SITE DESCRIPTION

The site lies in the centre of the hamlet of Chapel Milton, adjacent to The Cross Keys public house and bordered by the A624 Chinley/Chapel-en-le-Frith road. There is a public footpath through the site. The site is within the built up area boundary and in the Conservation Area.
The present use of the land is an overflow car park for The Cross Keys public house. The existing access road to the main rear car park bisects the site from The Cross Keys, the access road leads to additional housing within the hamlet and also accesses the proposed site.
The majority of housing within the hamlet are stone built cottages, built both alongside the A624 road known as Cross Keys Row and adjoining the access road to the rear (east) of the proposed site known as Hillside. Large detached properties are situated both to the west that is Milton House or to the east on the drive leading to Homestead, The Cottage, Beech Mead and Oak House.

SITE HISTORY

Photographs enclosed

1. Pre-construction of the viaduct;
2. Post-construction of the viaduct;
3. Ordnance survey plan 1/1250 of Chapel Milton.

The site as the photographs describe show three stone cottages and a grocers shop on the proposed site, these were demolished probably in mid 1970 for highway purposes. The land was left semi-derelict until 1984 when the land was bought by the owner of The Cross Keys. Planning permission was sought and granted in 2000 application No. 038803 for the change of use of the land to an overflow car park for the customers of The Cross Keys with access from the car park to the adjoining access road. The overflow car park is in a separate title deed to that of the public house and is now in the legal ownership of Gisbourne Developments.

THE PROPOSAL AS IT AFFECTS THE SITE

It is intended to construct two semi-detached dwellings on the site with two amenity buildings for storage on the south side of the site.
It is the intention to safeguard the public footpath at all times both (if permission is granted) during construction and after completion of works. Safeguards will be in place to ensure safety standards and free access at all times.
The design setting and materials will reflect that of the surrounding properties and enhance the character of the Conservation Area in establishing residential properties in locations similar to those demolished around the mid 1970. The impression of the existing land will revert back to the original concept of modest cottage in keeping with the present hamlet of Chapel Milton. The low level of the land will permit a design on three floors with "room in the roof space" affording good quality low cost family housing for "local need" and helping to invigorate village life within the

hamlet. The adjoining land and properties rise to the east away from the road which allows the construction of the new properties to comply with policy requirements of not creating an unacceptable loss of amenity to Homestead by virtue of overlooking, loss of light and overbearing effect. It is noted that no adjoining properties have windows directly overlooking the site.
Amenity space will be at the front, rear and to the south of the proposed property with parking adjacent the access road.

PLANNING GAINS

An independent report is enclosed on the viability and the impact of commercial value of The Cross Keys public house in the loss of one of their car parks.
The Cross Keys public house plays a prominent part in the heart of village life and it is the intention of the owners which is a "free house" to continue to enhance the facilities within the public house with investment from the sale of the land to refurbish the existing facilities to continue to play a full and vibrant focal point within the village.
The Cross Keys will create both a local and visitor friendly atmosphere by refurbishing the dining and drinking areas to include 30 covers. Existing car parking facilities are to the rear of the premises with the potential to accommodate 28 and 2 disabled car parking spaces which will remain and the independent report states that customer parking requirements of a public house of this size can be adequately provided by one car park.
The existing car park at the front will revert back to the original use, that of residential cottages and it is intended to extend a natural stone boundary wall along the frontage of the cottages similarly to that which fronts Cross Keys Row. Care will be taken to ensure that the height of the wall will not impair the visibility from the existing access road. This will enhance the aspect of the frontage and screen the lower part of the cottages from passing vehicles and pedestrians.

CAR PARKING

Safe and appropriate provision for off site parking is included for up to two cars per dwelling, while pedestrian access will have a safe level approach from the public footpath and via steps from the car parking area. The level access from the public footpath will allow elderly, the disabled and the less mobile person to gain access with a wheelchair on a safe level approach.

SUMMARY

The proposed scheme of the construction of two semi-detached dwellings would have no environmental impact on the hamlet of Chapel Milton, the proposal would replace a parcel of land that is predominately used as an overflow car park to The Cross Keys public house.
The proposal would benefit the Conservation Area with re-building on the original site of three cottages which had previously been demolished and left a site of derelict open space.
The close design of neighbouring properties and the stone enclosure wall along the main A624 will enhance and preserve the existing setting of the area and provide a more suitable usage of the land than previous.

New housing within Conservation Areas are not common and sometimes not welcome unless they offer benefit to the area. The proposal we feel will not only preserve and enhance the Conservation Area but would enable local people to acquire a low cost (local needs) property within their area and add to the vitality of the local community.
Local infrastructure i.e. transport, education, medical facilities and local shops are within easy reach at Chapel-en-le-Frith or Chinley.
Local planning policies we feel have been adhered to in our submission and encompasses the needs of local people to live in a secure environment within a rural setting which would enhance and preserve an existing attractive hamlet.

PLANNING POLICIES RELEVANT TO THE APPLICATION

The following policies are relevant to the consideration of this application:-

High Peak Local Plan (Saved Policies) 2008

GD.2 Built-up Area Boundaries. Identifies the boundaries of the main settlements and provides the main focus for development within these areas.

GD.4 Character, Form and Design. This policy favours the granting of planning consent when the scale, siting, layout, form, design and materials etc. of new development is sympathetic to the character of the area.

GD.5 Amenity. This policy requires that new development will not create an unacceptable loss of amenity by virtue of overlooking, loss of light, overbearing effects, pollution or traffic safety and generation.

BC.1 External Materials. Favours granting planning consent for new development when the type of external materials are sympathetic to the character of the area (e.g. natural materials would be required in Conservation Areas).

BC.5 Conservation Areas and their Settings. This policy states that planning consent for development, including Changes of Use, will be granted providing the use, siting, scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character or appearance of the area.

H.1 New Housing Provision. Stipulates that planning permission will be given to new housing giving priority to the redevelopment of previously used land in built-up areas.

H.5 Housing within the Built-up Area Boundaries. States that planning consent will be granted for residential development on previously developed land within the Built-up Area Boundary, provided that a significant source of local employment would not be lost and the development will not unduly prejudice the continuation of an appropriate existing or proposed adjoining land use.

TR.5 Access, Parking and Design. This policy requires new development to make a safe and appropriate provision for access (both pedestrian and vehicular) and for parking.

NATIONAL PLANNING POLICY FRAMEWORK (2012)

Section 6: Delivering a wide choice of high quality homes

Paragraph 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Section 12: Conserving and Enhancing the Historic Environment
Paragraph 137: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make positive contribution to or better reveal the significance of the asset should be treated favourably.