



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:	Ms	First name:	Sarah	Surname:	Gregg		
Company name:	Grinley's Farm Limited						
Street address:	Staden Grange			Country Code	National Number	Extension Number	
	Staden Lane			Telephone number:			
				Mobile number:			
Town/City:	Buxton			Fax number:			
County:	Derbyshire			Email address:			
Country:							
Postcode:	SK17 9RZ						
Are you an agent acting on behalf of the applicant?				<input checked="" type="radio"/> Yes	<input type="radio"/> No		

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Michael	Surname:	Kitching		
Company name:	SK Transport Planning Limited						
Street address:	Albion Wharf			Country Code	National Number	Extension Number	
	19, Albion Street			Telephone number:	+44	0161 234 6509	
				Mobile number:	+44	07809 876703	
Town/City:	Manchester			Fax number:			
County:	Gtr Manchester			Email address:			
Country:							
Postcode:	M1 5LN				michael.kitching@sktransport.co.uk		

3. Description of the Proposal

Please describe the proposed development including any change of use:

The proposed development is for an animal petting farm on a 2 acres of the 6 acre site. The current operation at Staden Grange is hotel/B&B, 45 pitch campsite and tearoom facility.

The animal petting farm would include small stables/huts for the animals to shelter in, a shop for visitors to buy entrance tickets, souvenirs and snacks. Staden Grange already has a range of animals on the land, which visitors to the hotel/B&B, campsite and tearoom are also able to view. This application looks to open the petting facility to other members of the the general public.

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)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Staden Grange"/>		
Street address:	<input type="text" value="Staden Lane"/>		
Town/City:	<input type="text" value="Buxton"/>		
County:	<input type="text" value="Derbyshire"/>		
Postcode:	<input type="text" value="SK17 9RZ"/>		

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

Easting:	<input type="text" value="407464"/>
Northing:	<input type="text" value="371758"/>

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:	<input type="text" value="Mrs"/>	First name:	<input type="text" value="Jane"/>	Surname:	<input type="text" value="Colley"/>
Reference:	<input type="text" value="HPK/2012/0566"/>				
Date (DD/MM/YYYY):	<input type="text" value="28/01/2013"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

The agent has discussed the previous planning refusal with Mrs Jane Colley (HPBC Planning) and Mrs Sue Murdoch (DCC Highways). Written correspondence between both parties is provided with this application submission (reference SKTP letter 280113/SK21235/MAK/Staden) and email correspondence on the 8th March 2013 between SKTP and Jane Colley/Sue Murdoch.

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)

The development proposals looks to improve the visibility splays at the junction of the private access to the application site with Staden Lane. This improvement is shown on drawing SK21235-01.
In addition the private access will be improved with the introduction of a passing place, to allow large vehicles (such as coaches) to pass other vehicular traffic without conflict. This improvement is shown on drawing SK21235-02.

7. Waste Storage and Collection

- Do the plans incorporate areas to store and aid the collection of waste? Yes No
- Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

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):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

The site has a portable shelter for the donkeys, which is made of wood.

Description of *proposed* materials and finishes:

The new shelters will be wooden animal huts/shelters as shown on the attached plans.

Boundary treatments - description:

Description of *existing* materials and finishes:

Dry stone walls.

Description of *proposed* materials and finishes:

Dry stone walls as already in place. A wooden fence will also be provided to mark off the different fields and animal areas.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

The site has an established vehicular access from Staden Lane. This access leads to a large hardstanding area to the front of the house, as well as the adjacent campsite and guest accommodation.

Description of *proposed* materials and finishes:

The parking area will be extended to provide an additional 33 vehicle spaces (30 standard and 3 disabled spaces), as well as parking for 2 coaches, as shown on drawing SK21235-03.

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:

Please see drawing reference SK21235-03

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	56	86	30
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	3	3
Cycle spaces	0	0	0
Other (e.g. Bus)	0	2	2
Short description of Other	Coach parking provided as requested by the Highway Authority in pre-application discussions		

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:

The field is currently used for livestock, including donkeys, hens, rabbits and guinea pigs

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

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	1	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	
D2	10:00:00	18:00:00	10:00:00	18:00:00	10:00:00	18:00:00	<input type="checkbox"/>

21. Site Area

What is the site area?

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:

The proposed development is for a childrens petting farm. The only plant/machinery required will be a ride on lawnmower and hand tool equipment.

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 Alastair Gregg Number: <input type="text"/> Suffix: <input type="text"/> Street: Staden Grange Locality: Staden Lane Town: Buxton Postcode: SK17 9RZ	14/10/2011
Name: Mr Matthew Linley Number: <input type="text"/> Suffix: <input type="text"/> Street: Staden Grange Locality: Staden Lane Town: Buxton Postcode: SK17 9RZ	14/10/2011
Name: Mrs Kathryn Linley Number: <input type="text"/> Suffix: <input type="text"/> Street: Staden Grange Locality: Staden Lane Town: Buxton Postcode: SK17 9RZ	14/10/2011

Title: Mrs First name: Sarah Surname: Grange
Person role: Applicant Declaration date: 14/10/2011 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

25. Certificates (Agricultural Land Declaration - continued)

Title:	<input type="text" value="Mrs"/>	First Name:	<input type="text" value="Sarah"/>	Surname:	<input type="text" value="Gregg"/>
Person role:	<input type="text" value="Applicant"/>	Declaration date:	<input type="text" value="14/10/2011"/>	<input checked="" type="checkbox"/>	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. 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.

<input checked="" type="checkbox"/>	Date	<input type="text" value="15/03/2013"/>
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