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: | First name: peter william | Surname: wood

Company name: peter william wood sole trader

Street address: The Old Hall
Foolow
Nr Eyam
Town/City: Hope Valley
County: Derbyshire
Country:
Postcode: s32 5qr

	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: peter | Surname: wood

Company name:

Street address: The Old Hall
Foolow
Nr Eyam
Town/City: Hope Valley
County: Derbyshire
Country: England
Postcode: s32 5qr

	Country Code	National Number	Extension Number
Telephone number:		01433 630086	
Mobile number:		07770 315510	
Fax number:			

Email address: peter.wood@streetcrane.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed new portal framed industrial building for Street Crane Co Ltd
For manufacture / assembly of hoists - (Hoist Shop)

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: Street Crane Co Ltd

Street address: Sheffield Road

Chapel-en-le-Frith

Town/City: High Peak

County:

Postcode: SK23 0PH

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

Easting: 406494

Northing: 380971

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: | First name: jane | Surname: colley

Reference: HPK/2010/0464

Date (DD/MM/YYYY): 30/04/2013 (Must be pre-application submission)

Details of the pre-application advice received:

The above reference applies to the current approved 8 bay industrial development planned for this site. The client Street Crane wish to extend this proposed development by a further 2 bays. The officers advice was that a new full planning application would be necessary

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)

T0096A & T0096D

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:

Waste will be streamed within the proposed new building, moved to the main site and consolidated with their waste prior to disposal

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

If Yes, please provide details:

Timber is recycled, cardboard and paper are both recycled, gen and mixed waste go to landfill

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:

various buildings are allready on the adjescent site, mostly of industrial nature.
The main buildings feature cladding and stonework to the lower parts of the elevations

Description of *proposed* materials and finishes:

The proposed new buildind is proposed to have buff coloured stonework to the lower areas of the elevations, with cladding to the upper areas in Merlin Grey Kingspan KS 1000 RW Trapezoidal Sheeting - To match the most recent previous building erected on the site.
Samples of these materials have previously been issued to High Peak planners (cover letter will be included in the application, which refers to the current building approved for the plot (8 bays long, not 10 as currently proposed) The current planning approval reference being HPK/2010/0464

Roof - description:

Description of *existing* materials and finishes:

The existing site has a No of types of industrial roofing to the various buildings, however the last building erected on the general site had a kingspan composite panel to the roof - the current proposal is to use the same on the proposed new building to match that most recently developed

Description of *proposed* materials and finishes:

Kingspan composite roofing panel in Merlin Grey KS 1000 RW (as sample previously submitted and approved on current planning on this plot (see HPK/2010/0464)

Windows - description:

Description of *existing* materials and finishes:

Various

Description of *proposed* materials and finishes:

powder coated aluminium (as currently approved on HPK/2010/0464)

Doors - description:

Description of *existing* materials and finishes:

various

Description of *proposed* materials and finishes:

Powder coated aluminium (as currently approved on HPK/2010/0464

Boundary treatments - description:

Description of *existing* materials and finishes:

2.4m high galvanized pallisade type fencing

Description of *proposed* materials and finishes:

2.4m high galv pallisade fencing to match the above

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete and tarmac

Description of *proposed* materials and finishes:

Proposed new building to have a concrete finished access road and service yard - car park areas will be tarmac to match existing

Lighting - add description

Description of *existing* materials and finishes:

Various external lightings to existing premises

Description of *proposed* materials and finishes:

Existing lighting to car park areas will be continued to new car parking areas - The building lighting is not yet determined, was to be Flourescents, but consideration of LED's is ongoing

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:

see drgs T0096A,96B,96C,96D & 96E access method statement as prev approve on existing planning (see HPK/2010/0464) will be submitted

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	66	100	34
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	1	5	4
Cycle spaces	0	10	10
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):

all as previously agreed on current planning approval se - (HPK/2010/0464)
Connections in adjascent Frith Knoll Rd

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:

No current use - the land is an industrial plot bought by Street Crane for this potential - to increase their manufacturing space as the business grew

Is the site currently vacant? ◉ Yes ○ No

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

don't believe the site has had a previous use - it was bought as a development plot

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

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

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)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	5390.0	0.0	1958.0	1958.0
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	5390.0	0.0	1958.0	1958.0

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

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 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
B1B	8	5	8	1			☐

21. Site Area

What is the site area? 00.20 hectares

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:

manufacture / assembly of crane / hoist parts - various engineering manufacturing peices of eqp't with assembly jigs, benches and test facilities
air - con to office area only
N.B. non of the proposed process / activities within the new premises are likely to produce any gaseous or particulant emissions

22. Industrial or Commercial Processes and Machinery (continued)

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: peter Surname: wood

Person role: Agent Declaration date: 08/05/2013 ☒ 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

Title: Mr First Name: peter Surname: wood

Person role: Agent Declaration date: 08/05/2013 ☒ 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.

☒ Date 08/05/2013