High Peak Borough Council

working for our community

Application for Outline Planning Permission with all matters reserved.
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: Mr | First name: John | Surname: Swindells

Company name: JW Swindells Ltd

Street address: The Vicarage, Marsh Lane, New Mills

Town/City:

County: Derbyshire

Country: United Kingdom

Postcode:

	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: John | Surname: Rose

Company name: JR Consulting

Street address: 44 Carleton Road

Town/City: Higher Poynton

County: Cheshire

Country: United Kingdom

Postcode: SK12 1TL

	Country Code	National Number	Extension Number
Telephone number:	01625	876800	
Mobile number:	07801	473065	
Fax number:			

Email address: john-rose1@btconnect.com

3. Description of the Proposal

Please describe the proposal:

Application for outline planning permission to construct 29 residential dwellings (Use Class C3), associated access and landscape works at land off Marsh Lane, New Mills. Resubmission of application HPK/2012/0143

Has the building or works already been carried out? ( ) Yes (•) No

4. Site Address Details

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

House: | Suffix:

House name:

Street address: Marsh Lane

New Mills

Town/City: Low Leighton

County:

Postcode: SK22 4PN

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

Easting: 400605

Northing: 385343

Description:

5. 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

6. 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: Elizabeth | Surname: Pleasant

Reference: PAD/2010/0025

Date (DD/MM/YYYY): 21/04/2010 (Must be pre-application submission)

Details of the pre-application advice received:

Letter received from Mrs Pleasant following a pre-application discussion in April 2010. This detailed the LPA preferred approach to a number of matters as well as setting the requirements for the application package. The response was based on a draft layout.
Subsequent discussions with Ms Pleasant and her colleague Ms Jordan have been undertaken in the course of the determination of the application HPK/2012/0143

7. 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

8. Site Area

What is the site area? 01.01 hectares

9. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

9. Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			27		
Flats/Maisonettes	1	1			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 29

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	29
Total existing residential units	0

10. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No ○ Unknown

11. 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

12. 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

13. 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

14. Existing Use

Please describe the current use of the site:

Vacant - previously developed land

Is the site currently vacant? ◉ Yes ○ No

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

A former quarry and builders yard

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. 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

16. 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)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant				Date notice served
Name	Mr and Mrs J Swindells			
Number:		Suffix:		
Street:	The Vicarage, Marsh Lane			24/05/2011
Locality:				
Town:	New Mills, Derbyshire			
Postcode:				

Title: Mr First name: John Surname: Rose

Person role: Agent Declaration date: 07/06/2013 ☒ Declaration made

17. 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 09/06/2013