EP Emery Planning Partnership

4 South Park Court
Hobson Street
Macclesfield
Cheshire SK11 8BS

T: 01625 433881
F: 01625 511457
E: info@epp-planning.com
W: www.epp-planning.co.uk

HPK/2013/0382

HIGH PEAK BOROUGH COUNCIL
3 JUL 2013

HIGH PEAK BOROUGH COUNCIL
POST ROOM
REC'D - 3 JUL 2013

Development Management
High Peak Borough Council
Municipal Buildings
Market Place
Glossop
Derbyshire
SK13 8AF

02 July 2013

EPP ref: L19-7352-RG-ns

Contact: Rawdon Gascoigne
Direct dial: 01625 442796
RawdonGascoigne@epp-planning.com

LOGGED

Dear Sir or Madam

RE: FAIRHAVEN, ALBION ROAD, NEW MILLS, HIGH PEAK, DERBYSHIRE, SK22 3EX

I refer to application HPK/2010/0253 for the construction of 8 dwellings which was approved subject to conditions on 16 July 2010. This application seeks permission to extend the time limit for implementation of the extant planning permission.

This application is made under the Town and Country Planning (General Management Procedure) (England) (Amendment No.2) Order 2012. This allows an application to be made for the extension of time of applications that have not yet commenced and were granted on or before 1 October 2010.

The application consists of following information:

- Application forms;
- Decision notice HPK/2010/0253;
- Location plan;
- A cheque for £195 made payable to High Peak Borough Council.

We would also request that consideration be given to the contents of this letter in support of the application.

THE SITE AND SURROUNDINGS

The application site is located on the south side of the A6015 Albion Road opposite the junction with the B6101 Union Road. This site is located to the south of New Mills, within the New Mills Conservation Area as identified in the development plan.

The site is bordered by the River Goyt in the deep valley to the east, dwellings to the west with dwellings and a pub to the north on the opposite side of Albion Road. Green Belt land is located a short distance to the south although this also accommodates a recycling/scrap yard.

The site is lawfully used for open storage/parking in connection with travelling shows. This involves the storage of portacabins, fair ground rides and the parking of HGV's. It has an access directly onto Albion Road which is a junction controlled by traffic lights.

The character of the surrounding area is determined by the predominance of stone built, mainly terraced houses and cottages, which grew up around the Mills sited on the River Goyt that gave rise to the town's name.

PLANNING HISTORY

The lawful use of the application site is for storage of equipment and vehicles in connection with travelling shows. This has been established following use over a number of years and was accepted in considering the planning applications in 2010.

An application was submitted (reference HPK/2010/0038) which sought planning permission for the construction of eight two-storey dwellings with associated access and car parking. The application was withdrawn prior to determination in March 2010.

A revised application was submitted (reference HPK/2010/0253) which also sought planning permission for the construction of eight two-storey dwellings with associated access and car parking. This application was approved, subject to conditions, in July 2010.

This current application seeks to extend the life of the above extant planning permission.

PLANNING POLICY

National Planning Policy Framework (March 2012)

This document has been published since the approval of planning permission for the extant permission and supersedes almost all previous PPGs and PPSs. This document emphasises a presumption in favour of sustainable development.

High Peak Local Plan (March 2005)

- Policy GD2 – refers to built-up area boundaries including New Mills.
- Policy GD3 – refers to improvement corridors.
- Policy GD4 – refers to character, forms and design.
- Policy GD5 – refers to amenity.
- Policy BC1 – refers to external materials.
- Policy BC5 – refers to conservation areas and their settings.
- Policy H1 – refers to housing.
- Policy H5 – refers to housing on previously developed land within the built up area.
- Policy H9 – refers to affordable housing.
- Policy H11 – refers to housing development and design
- Policy TR5 – refers to access, parking and design.
- Policy TR13 – refers to long distance and local trails.

High Peak Local Plan Preferred Options (February 2013)

This emerging document can be given only limited weight at this time as further consultation and a public inquiry is due to be undertaken. However, it is a material consideration.

- Policy S6 – refers to the central sub-area strategy
- Policy EQ6 – refers to the built and historic environment
- Policy H1 – refers to the location of housing development
- Policy H4 – refers to new housing development
- Policy H5 – refers to affordable housing
- Policy H11 – refers to the layout and design of residential development

New Mills Conservation Area Appraisal (July 2008)

This document was relevant during consideration of the extant planning permission.

THE PLANNING APPLICATION

The site is located within the built up area boundary of New Mills. It is also within a conservation area and an improvement corridor as identified in the adopted local plan.

The application site comprises previously developed land which is currently used for open storage and parking of vehicles in connection with travelling shows. It includes the storage of fair ground rides and the parking of HGVs.

The existing use of the site detracts from the character and appearance of the conservation area as confirmed by the conservation area appraisal. The proposal therefore offers an opportunity for enhancement which accords with the NPPF.

The Local Authority does not currently have a 5 year supply of housing. The NPPF advises that if a council cannot demonstrate an adequate 5 year housing land supply then there should be a presumption in favour of the grant of planning permission.

As confirmed when granting planning permission in 2010, the proposal would not conflict with the saved policies contained in the adopted Local Plan. It would assist the concentration of housing development on a previously-developed site surrounded by residential development within the defined urban area.

The site is within a sustainable location within close proximity of a number of shops and services which are within easy walking and cycling distance of the site. The site is also well served by public transport.

There has also been no change in circumstances in terms of highway safety or neighbouring amenity since the previous application was granted.

It is acknowledged that there have been changes in planning policy since the previous permission was granted including the introduction of the National Planning Policy Framework (NPPF) and the preparation of a draft local plan. However, there has been no material change in circumstances since the approval of planning permission to warrant a decision. Indeed, there is now a greater emphasis on the presumption in favour of sustainable development and in the absence of a 5 year supply of housing, national advice is that development should be approved without delay.

Having regard to the above, there should be no objection to the renewal of planning permission for the development proposed.

If you require any further information or wish to discuss the application please do not hesitate to contact me.

Yours faithfully
EMERY PLANNING PARTNERSHIP LTD

Rawdon Gascoigne

Rawdon Gascoigne BA (Hons) MRTPI
Director

Enc: As listed above

Copy to: Client