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:	Mr	First name:	P	Surname:	Barnes

Company name	Housing 21
Street address:	1 Staithgate Lane
	Odsal
Town/City	Bradford
County:	West Yorkshire
Country:	United Kingdom
Postcode:	BD6 1YA

	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:	Sandeep	Surname:	Magar

Company name:	Glancy Nicholls Architects
Street address:	3 Greenfield Crescent
	Edgbaston
Town/City	Birmingham
County:	West Midlands
Country:	United Kingdom
Postcode:	B15 3BE

	Country Code	National Number	Extension Number
Telephone number:	0121	4567474	
Mobile number:			
Fax number:			

Email address: s.magar@glancynicholls.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

The proposal consists of a 64 Extra care apartments with associated communals and external landscaping and car parking. It will also have a specialist residential dementia care wing with 8 long term and 10 short term en-suite bedrooms with associated lounge, dining rooms and various activity spaces including a day opportunities centre.

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: N/A

Street address: Brown Edge Road

Town/City: Buxton

County: Derbyshire

Postcode: N/A

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

Easting: 406064

Northing: 374342

Description:

Derbyshire County Council Procurement of Extra Care Housing with Some Specialist Residential Facilities

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: Ms First name: Sue Surname: Ashworth

Reference: Not recieved

Date (DD/MM/YYYY): 18/04/2013 (Must be pre-application submission)

Details of the pre-application advice received:

An initial meeting was hed with the planning and conservation officer on the 13.11.2013, which was followed by the more recent meeting held on the 18.04.2013. Adviced received related to the scale of the development, materials, relationship of the proposed development within the existing street pattern. Parking to be integral with the proposed landscaping strategy. 3 Storey acceptable for the majority of the building as it is set well back from Brown Edge Road. 2 Storey element to the front of the proposal relates better to the existing dwellings.The proposal constitutes a mixed use scheme with some elements of C2 and C3 uses.

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)

Please refer to drawing: 13006/A100F

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:

Dedicated external bins storage
Refer to 13006/A100F,A500

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

If Yes, please provide details:

Client waste management strategy includes the collection and disposal of both recycleable and non-recyclable waste.
Also mentioned within Design Access Statement 13006/A600

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):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Natural coarse grit Derbyshire stone
Render
PPC metal cladding to projecting bays
Timber cladding
PPC ventilation louvres
Glazed Curtain Walling
Interlocking Concrete Roof Tiles

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Thin edge Concrete interlocking tiles (Colour TBC)

Windows - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Dark grey (RAL colour to be determined) UPVC
Dark grey (RAL colour to be determined)Curtain glazing

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Dark grey (RAL colour to be determined) UPVC doors
Dark grey (RAL colour to be determined)Curtain glazing doors

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Derbyshire natural grit stone
1.8m high Metal Bow top fencing
1.8m high Close board timber fencing
A & G (or similar) retaining structural walls
1.2m high glazed balustrade

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Tarmac
Resin bound gravel
Grasscrete
Natural turf

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

The installation will achieve the requirements of BS 5489 with a mixture of metal pole, bollard and wall mounted luminaires.

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:

Design Access Statement 13006/A600
Proposed site plan 13006/A100F
Proposed Landscape plan 13006/500A
Proposed Elevations 13006/A200E,A201E,A202E,203D

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	0	47	47
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	3	3
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):

Refer to Civil Engineer information

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 site is currently a vacant greenfield site.

Is the site currently vacant? (•) Yes ( ) No

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

The site was once a playing field

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

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes	6	58			
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					18

Proposed Social Rented Housing Total: 82

Social Rented Housing - Existing

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

Existing Social Rented Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	82
Total existing residential units	0

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

18. All Types of Development: Non-residential Floorspace (continued)

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	0.0	0.0	0.0	0.0
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	6440.3	6440.3
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	1462.7	1462.7
	Total	0.0	0.0	7903.0	7903.0

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
C2	Residential institutions	0	64	64
Other	Hostels	0	18	18

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
C2							☒
Other							☒

21. Site Area

What is the site area? 01.10 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:

N/A

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.

25. Certificates (Certificate B - continued)

Notice recipient	Date notice served
Name: Mr J Goacher Number: Suffix: Street: Derbyshire County Council, Chatsworth Hall , Chesterfield Road Locality: Derbyshire Town: Matlock Postcode: DE4 3FW	

Title: Mr First name: Paul Surname: Barnes

Person role: Applicant Declaration date: 02/05/2013 ☒ 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: Paul Surname: Barnes

Person role: Applicant Declaration date: 02/05/2013 ☒ 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 02/05/2013