Ms J. Colley,
Area Planning Officer
Planning Department
High Peak Borough Council
Buxton Town Hall
Market Place
Buxton SK17 6EL

Peter Young RIBA
Chartered Architect & Listed Building Consultant

60 Dickens Lane
Poynton
Cheshire SK12 1NT
Telephone 01625 850160
07802 366361
Fax 01625 262631
~~peteryoung@architectmail.co.uk~~
peteryoung41@gmail.com.

POST ROOM
REC'T 27 AUG 2013

27th August 2013

Dear Ms Colley,

Re proposed change of use of The Torrs Public House, Market Street, New Mills, SK22 4AE to form at first floor three three-bedroom apartment and conversion of the existing ground floor to form a Mini-Market for small business or craft workers.

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Further to my recent telephone call, I enclose:

Four copies of the following drawings:

1. Existing ground and first floor plans 2013/T/01 1:50
2. Proposed ground and first floor plans 2013/T/02 1:50
3. Existing elevations including the inner courtyard 2013/T/03 1:100
4. Proposed elevations including the inner courtyard 2013/T/04 1:100.
5. Existing site plan 2013/T/05 1:500
6. Proposed site plan showing car parking/excavated area 2013/T/06
7. Proposed site location plan 1:1250 2013/T/07
8. Existing and proposed roof plans 2013/T/08 1:100
9. Planning process fee of £1,540.00

It is understood that the planning process fee for the proposed three apartments will be 3 x £385.00 (£1,155) plus a further fee of £385 for the change of use of the ground floor of the existing public house into a Mini-Market of approximately 98.5 sq.m. This will be let out to a number of small businesses occupying a series of flexible spaces in a similar way to the former Co-op building next door.

The present building, whilst not in itself listed, forms a focal point in the conservation area in the centre of New Mills and it is hoped that the change of use to a Mini-Market will enhance and retain the vibrancy of the local street scene and prevent the building falling into dereliction. This building demonstrably has no commercial future as a public house. Virtually no external changes to the fenestration are envisaged to Market Street, and only small minor changes to the south facing elevation.

History of the Site

The former pub known as The Torrs was constructed in the mid-nineteenth century and occupies a site area of 0.0737 hectares including the raised rear flagged area on the western side, and main access from the east side on Market Street.

The pub went into serious financial decline in the late 1980s and was closed by a former owner in September 2010. Efforts to revive the pub in January 2011 were commercially unsuccessful and the decision to close the place was taken by Star Pubs and Bars, the last




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THE TORKS
THE TORKS
FOR SALE
FREEHOLD

owner on 28th November 2011. Since then Fleurets, the specialist pub estate agency were instructed to market the property for a price of £170,000 in January 2013.

Since January 2013 there have only been two interested parties, both of whom dropped out. Mr client, Mr Richard Body, subsequently purchased the property with freehold interest in July 2013 for £165,000 and has instructed me to prepare all necessary drawings for planning application for change of use for a mixed development.

Parking/Design and Access Statement

There is no present provision for vehicular parking within the site curtilage but my client would like to use part of the area at the west side to provide three parking spaces. The existing external steps would be re-built to provide a safe access to the rear of the property and to provide secondary means of escape for Flats 2 and 3.

Pedestrian access from Market Street to the proposed Mini-Market and to Flat 1 (the three-bedroom flat) will be serviced from the existing entrance on Market Street on the east elevation. Access to Flats 2 and 3 will be from the stops on the south elevation leading to the first floor level. The present fire escape from DG10 will be retained as will DG24/25 which will be used for loading and unloading for the Mini-Market.

As there is an abundance of public parking space within easy walking distance of The Torrs it is understood that there is no planning policy requirement for dedicated car parking spaces serving the proposed Mini-Market. The nearest parking spaces are on the New Mills Medical Centre car park, which would be most convenient for off-loading of the Mini-Market retailers.

Private sitting out spaces for the occupants of Flats 1, 2 and 3.

It is understood from Ms Jane Colley that there is no planning policy regarding private external sitting out space for the three flats. Nevertheless, it is proposed that as the building form lends itself to provide two internal courtyard spaces at first floor level, which would provide external private space of 23 sq.m each for flats 1 and 3, and a larger garden area of 12.19 x 10.6 (129 sq.m) for flat 2, that this would enhance the scheme and provide greater amenity value to the future residents. The design of the internal courtyard spaces are such that no overlooking or lack of privacy is created between flats 2 and 3.

I trust that you will feel able to give this planning application a sympathetic hearing. Please contact me here by telephone in the event of any problems.

Yours faithfully,

[redacted]

cheque enclosed for £1540.00

Peter Young.

Copy to: Mr R. Body, 2 Longlands Road, New Mills, High Peak, Derbyshire.

Planning Policy concerning the retention of facilities & services:

It is understood that there are two thriving pubs within 120 metres of 'the Torrs' (the 'Royal Oak' and the 'Pride of the Torrs') and a number of other pubs within 800 metres. I would therefor consider that the loss of 'the Torrs' as a pub, which has already been out of use & vacant for several years, does not threaten the viability & sustainability of New Mills as a centre. The enclosed proposal seeks to breathe new life into it something which requires a new community use.