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HIGH PEAK
19 SEP 2013
BOROUGH COUNCIL

Conversion of the Cross Keys Public House into a private dwelling.
At
The Cross Keys Public House, Chapel Milton.

Planning, Design and Access Statement.

Site Description.

The site lies in the centre of the hamlet of Chapel Milton, adjacent to the A624 Chinley/Chapel-en-le-Frith road. The Public house lies within a Conservation area.

The present use of the building is the Cross Keys Public House on the ground floor, the first floor level is currently the private living accommodation for the owner of the public house.

The access road leads to additional housing within the hamlet and accesses the current car park for the Cross Keys public house and a small plot of land for parking off road of cottages known as Cross Keys Cottages.

The adjoining access road to the rear (east) of the proposed conversion site known as Hillside. Large detached properties are situated both the West that is Milton House or to the East of the drive leading to Homestead, The Cottage, Beech Mead and Oak House.

Site History.

The Cross Keys Public House is a Free House, in previous decades was a major part of the community as a focal meeting point for local residents of Chapel Milton, this is no longer the position with little support of the Public house by local residents.

The public house is now operating on reduced opening times as follows:

Monday and Tuesday	**- CLOSED**
Weds/Thurs/Fri	**- Open at 5 pm.**
Saturday	**- Open at 3 pm**
Sunday	**- OPEN ALL DAY**

The Cross Keys public house (based on poor sales figures) was put up for sale in December 2009 as a Public House (Advent Business Sales – acting as agents), it remained on the market for almost four years and attracted no buyer. This reflected the viability of Public House ownership as a business – no return on investment.

Therefore based on a NO sale, Mrs Naylor had no option but stay in the property. But as time a s gone on the financial position is now totally unacceptable.

Audited figures from 2007 to date (by A Allen & Son) show a decline in sales of around 7 to 8% per year, with fixed expenditure and finance costs going up some 12 to 15% per year.

The Proposal as it affects the site

The proposal is for the conversion of the lower ground floor (Public House) into the ground floor of a Private dwelling along with the current upper first floor (current private residency of the Cross Keys owner – Gillian Naylor.

Designs submitted also include the conversion of the second floor into two bedrooms.

The design from external aspect will not be changed in any way with all materials remaining the same i.e. Natural gritstone and blue slated roof of which is in total keeping with the surrounding properties and enhance the character of the Conservation Area in establishing residential properties in locations similar to those demolished around the mid 1970.

All signage relating to the Cross Keys Public House will be removed by the conversion.

The adjoining properties to the North, East and West will not have any loss by virtue of overlooking, loss of light etc. The three additional Velux lights on the rear of the property are replicated in cottages located within the Cross Keys Cottages.

Planning Gains

As outlined above in the Site history section, the business as a Public house is in serious problems and cannot sustain a loss making position for any further length of time.

Should the conversion into a Private Dwelling be allowed by the High Peak Borough Council, the external appearance of the building will remain identical apart from the three Velux lights on the rear elevation. Without this conversion there is a strong possibility the DOORS will be closed and long term implications need no further explanation.

It would be in the interest of this small hamlet and the conservation area for this proposal to go ahead.

Car Parking.

Safe and appropriate provision for parking is provided there are currently four parking positions adjacent to the Public House i.e. Two at the rear in line with other parking slots for the cottages of Cross Keys Cottages plus a further Two on the front of the property.

Summary.

The proposed scheme for the conversion of the Cross Keys public house will have NO environmental impact on the Hamlet of Chapel Milton, the proposal would retain the building as existing with identical materials and appearance.
The proposal we feel will not only preserve and enhance the conservation area but would enable local people to remain in the borough.

There are several other Public Houses serving the area of Chapel Milton as follows:

Fallow Deer = **0,4 Miles**
Lamb Inn = **1,4 Miles**
Chinley Con Club = **1,4 Miles**
Old Hall Whitehough = **1,5 Miles**
Paper Mill .. = **1,5 Miles**
Crown & Mitre = **0,3 Miles**
Several other Public Houses and restaurants in the centre of Chapel-en-le-Frith.

Closure of public houses is an issue across the whole of the UK and cannot be ignored, with the hopeful approval conversion the area will retain the building for the community.

In 2009 - 12 pubs now closed across Britain every week – 8 in suburban areas, and 4 in rural areas.

Figures for 2013 currently stand at 26 per week.

Planning Policies Relevant to the Application.

The following policies are relevant to the consideration of this application:

High Peak Local Plan (Saved Policies) 2008.

GD.2 Built up area Boundaries. Identifies the boundaries of the main settlements and provides the main focus for development within these areas.

GD.4 Character, Form and Design. This policy favours the granting of planning consent when the scale, siting, layout, form, design and materials etc is sympathetic to the character of the area.

GD.5 Amenity. This policy requires that new development will not create an unacceptable loss of amenity by virtue of overlooking, loss of light, overbearing effects, pollution or traffic safety and generation.

BC.1 External Materials. Favours granting planning consent when the type of external materials are sympathetic to the character of the area (e.g. natural materials would be required in conservation area).

BC.5 Conservation Areas and their Settings. This policy states that planning consent for development, including Changes of use, will be granted providing the use, siting, scale, detailed design, external appearance and landscape treatment of the development will preserve or enhance the special architectural or historic character or appearance of the area.

TR.5 Access, Parking and Design. This policy requires new development to make a safe and appropriate provision for access (both pedestrian and vehicular) and for parking.

National Planning Policy Framework (2012)

Section 6: Delivering a wide choice of quality homes.

Section 12 Conserving and enhancing the historic environment

Paragraph 137: Local authorities should look for opportunities for new development within the Conservation Areas and World Heritage sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make positive contribution to or better reveal the significance of the asset should be treated favourably.