

Ms K. Taylor  
Planning Officer  
Planning Department  
High Peak Borough Council  
Town Hall  
Market Place  
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Derbyshire SK17 6EL

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9<sup>th</sup> October 2013

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Dear Ms Taylor,

**Your Ref: HPK/2013/0496**

**Change of use of existing public house to ground floor mini-market/flexible space of small retail business use.**

**First floor: Three 3-bedroom apartments with private external sitting out space**

Further to our meeting on Tuesday 8<sup>th</sup> October 2013, I confirm the following alterations requested by yourselves and the recommendations from Paul Froggatt, Environmental Services.

1. All parking on the south side of the curtilage to be removed.
2. Number of proposed retail units reduced to six from the twelve previously indicated. These are to be open plan.
3. No photo-voltaic cells to be installed on any part of the roof of the building.
4. No white upvc windows to be installed. All windows to be white painted timber with sash window frames on cords/pulleys or spring balances.
5. The front door will be a suitable panelled door with a fanlight over. (See detailed amended drawings enclosed).

Two copies of the following revised drawings are enclosed.

1. Proposed ground and first floor plans. 2013/T/02A 1:50
2. Proposed elevations including the inner courtyard 2013/T/04A
3. Proposed site plan 1: 1250 SCALE
4. Existing and proposed roof plans 2013/T/08A 1:100

A planning fee of £1,155.00 has already been submitted and accepted for the three proposed first floor apartments together with a further fee of £385.00 for the Change of Use of the ground floor of the present building to a mini-market of approximately 98.5 sq.m.

It is proposed to reduce the number of open plan retail units from twelve to six, allowing an average of 16 sq.m per unit. Servicing of these units will be undertaken approximately twice a week between 8.00/8.30 am in much the same way as the existing mini-market next door. It is not anticipated that the loading and unloading of six small retail units will offer any more public inconvenience than the former large beer deliveries when The Torrs building was actively trading as a public house. It is hoped that the loading and unloading will be achieved from the nearby public car park approximately 20 metres away, subject to the Local Authority approval.



### History of the Site

The former pub known as The Torrs was constructed in the mid-nineteenth century and occupies a site area of 0.037 hectares including the raised flagged area at the rear western side. Main access is from the east side on Market Street. The public house has been in serious financial decline over a long period. It was closed initially by a former owner in September 2010. Efforts to revive the pub in January 2011 were commercially unsuccessful and it closed again in September 2011. The Star Pubs and Bars closed it finally in September 2011 and secured it in January 2012. I enclose a letter from Fleurets dated 8<sup>th</sup> October 2013 explaining the lack of financial viability.

Since then Fleurets, the specialist pub agency, were instructed to market the property for a price of £170,000. Since January 2013 there have only been two interested parties, both of whom dropped out. My client, Mr Richard Body, subsequently purchased the property with a freehold interest in July 2013 for £165,000 and instructed me to prepare all necessary drawings for a planning application for Change of Use to a mixed development.

### Parking/Design and Access Statement

There is no present provision or Local Authority requirement for vehicular parking within the site. Transport links from New Mills will be provided by the frequent train service from New Mills to Manchester and the regular bus service. Car parking will be provided by the use of public car parks within walking distance of the site.

Pedestrian access to the building will be from the existing Market Street entrance which will give access to the proposed mini-market and access stair to Flat F1. Access to Flats 2 and 3 will be from the restored and rebuilt external steps on the south elevation. The existing stone wall will be restored and the existing first floor level protected by a 1300 high stone wall enclosing a new rear private garden.

The present fire escape DG10 from the ground floor mini-market will be retained as will DG24/25 which will also be used for loading and unloading from the car park. It is understood there is no planning policy requirements for dedicated parking spaces serving the mini-market.

### Planning Policy TC6

We can demonstrate that there are adequate alternative facilities elsewhere within the vicinity of the site in that there are a number of viable pubs within walking distance of the Torrs so that New Mills will not suffer a massive loss from the change of use of a facility which is demonstrably uneconomic and non-viable as a pub.

The following pubs are within easy walking distance of The Tors, New Mills.

1. Pride of the Peak, Market Street. Two minutes walk.
2. The Royal Oak, Market Street. Three minutes walk.
3. The Masons Arms, High Street. Five minutes walk.

4. Rock Tavern, Albion Street/Wirkmoor Road. Two minutes walk.
5. The Beehive, Albion Street. Six minutes walk.

The Torrs pub no longer serves the needs of the community as the building has been redundant for over two years. It cannot serve the needs of the local community because there is insufficient trade for it to make a profit.

#### Planning Policy EMP9 – Change of Use from Industry or Business

This policy states that Planning Permission will be granted for the Change of Use of industrial or business land or premises provided that in the case of mixed use, mixed use elements are limited in scale and subordinate to the employment use of the site. In this case the mixed use element is limited in scale. Three flats are planned on the first floor plus a small number of craft retain units on the ground floor.

The development achieves demonstrable improvements to the quality of this building for use for employment purposes. The re-use of this building will maintain the structural viability of a sound building of strong architectural character at the heart of New Mills Conservation Area.

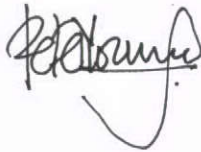
At the moment the pub is totally redundant so there is no possible employment. The future mini-market will allow self-employed people a local place to sell their goods.

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

It is proposed that the building form lends itself to providing two first floor internal courtyard spaces. These would provide external private space of approximately 23 sq.m for Flats 1 and 2. A larger private garden would be provided for Flat 3 of approximately 130 sq.m, plus ~~for F1 & F2~~ *additional amenity spaces of 48 & 48.5 m<sup>2</sup>* protected from the lower street level by a protective natural stone wall, approximately 1300 mm high, which will maintain the total privacy of the residents' outdoor space. The design of the internal courtyard space is such that there is no over-looking or lack of privacy between Flats 2 and 3.

I trust you will feel able to give this planning application a sympathetic hearing.

Yours sincerely,



**Peter Young**

Copy to Richard Body, 2 Longlands Road, New Mills, High Peak, Derbyshire.