# 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: David | Surname: Stewart

Company name:

Street address: 50 Prestwich Hills
Prestwich

Town/City: Manchester
County: Gtr Manchester
Country: England
Postcode: M25 9PY

| | 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: Richard | Surname: Gee

Company name: Roman Summer Associates Ltd

Street address: Suite 17
Hahnemann Building
42 Hope Street

Town/City: Liverpool
County: Merseyside
Country: United Kingdom
Postcode: L1 9HW

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | | 0778 971 0352 | |
| Mobile number: | | | |
| Fax number: | | | |

Email address: richard@romansummer.com

## 3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed replacement dwelling and garage following recent demolition of former house and garage, and creation of a temporary contractors' compound for use during construction period.

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: 149 Suffix:

House name:

Street address: Long Lane

Charlesworth

Town/City: Glossop

County:

Postcode: SK13 5ES

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

Easting: 399905

Northing: 393592

Description:

## 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: Elizabeth Surname: Pleasant

Reference: numerous discussions

Date (DD/MM/YYYY): 05/09/2013 (Must be pre-application submission)

Details of the pre-application advice received:

We understand that the recently extended PD rights and the details of how those might be brought forward have been discussed with the LPA. Our client's perception of those discussions was that the LPA agreed that a Certificate of Lawfulness application was a logical way forward. Notwithstanding that, the Certificate application was made invalid on the basis that the LPA considered it to be unlawful and that it had registered it 'in error' seven weeks earlier.

## 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

## 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:

☒Space for recycling bins to the rear of the existing stone wall to the front of the property (adjacent guest car parking space)

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

If Yes, please provide details:

☒Space for recycling bins to the rear of the existing stone wall to the front of the property (adjacent guest car parking space)

## 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):

## 9. (Materials continued)

**Walls - description:**

Description of *existing* materials and finishes:

- white render
- red brick
- 'tudor effect' cladding

Description of *proposed* materials and finishes:

- natural stone walling
- white render
- slate walling (horizontally coursed)
- natural oiled timber cladding (vertically boarded)

**Roof - description:**

Description of *existing* materials and finishes:

- clay tiles

Description of *proposed* materials and finishes:

- slate tiles
- dark grey zinc dormers

**Windows - description:**

Description of *existing* materials and finishes:

- mix of timber, white upvc and timber effect upvc

Description of *proposed* materials and finishes:

- dark grey aluminium frames

**Doors - description:**

Description of *existing* materials and finishes:

- dark painted timber door - white upvc rear door

Description of *proposed* materials and finishes:

- natural oiled timber door

**Boundary treatments - description:**

Description of *existing* materials and finishes:

- existing stone walls, wire fencing

Description of *proposed* materials and finishes:

- unaltered

**Vehicle access and hard standing - description:**

Description of *existing* materials and finishes:

- concrete drive

Description of *proposed* materials and finishes:

- permeable resin bound gravel

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 (and Appendix 1) and plans listed in covering letter

## 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 | 2 | 3 | 1 |
| Light goods vehicles/public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |
| Disability spaces | 0 | 0 | 0 |
| Cycle spaces | 0 | 0 | 0 |
| 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):

## 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:

Former house and garage (recently demolished) and outbuildings, garden and wider agricultural land

Is the site currently vacant? ◉ Yes ○ No

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

Former house and garage (recently demolished)

When did this use end (if known) (DD/MM/YYYY)? 23/09/2013

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 design, demolition and 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

## 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

## 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<br>Start Time End Time | Saturday<br>Start Time End Time | Sunday and Bank Holidays<br>Start Time End Time | Not Known |
|---|---|---|---|---|

## 21. Site Area

What is the site area? 1,189 sq.metres

## 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 A)

**Certificate of Ownership - Certificate A**

**Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr First name: RICHARD Surname: GEE

Person role: Agent Declaration date: 17/10/2013 ☒ 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 17/10/2013