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:	Brett	Surname:	Galley

Company name	Grove Project Management Ltd
Street address:	22 HARDWICK STREET
Town/City	BUXTON
County:	DERBYSHIRE
Country:	
Postcode:	SK17 6DH

	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:	Simon	Surname:	Plowman

Company name:	Plan:8 Town Planning Ltd
Street address:	Plan:8 Town Planning Ltd
	14 St. Augustine's Road
	14 St. Augustines Road
Town/City	Stockport
County:	Cheshire
Country:	United Kingdom
Postcode:	SK3 0JN

	Country Code	National Number	Extension Number
Telephone number:	44779278492	07792784924	
Mobile number:			
Fax number:			

Email address: info@plan8.org.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Demolition of existing building and erection of a two storey building with roofspace utilised to form a restaurant and cafe bar at ground and first floor and a self contained flat within the roofpsace.

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: Former Taxi Office

Street address: Buxton Road

Whaley Bridge

Town/City: High Peak

County:

Postcode: SK23 7JE

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

Easting: 401124

Northing: 380939

Description:

The site is the former Taxi Office to the south of Memories of India Restaurant, Buxton Road, Whaley Bridge, High Peak

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: Mr First name: Mike Surname: Green

Reference: RE: 38 Buxton Road Whaley Bridge

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

Details of the pre-application advice received:

At planning committee Cllrs were divided on whether to approve or refuse. The Cllrs wanted to see a change to the appearance of the building and intimated (as a Committee) that the applicant should engage with the Council officers for pre-application advice. We engaged with Officer in early July 2013 and presented two alternative designs - which Mr Green advised were not in his opinion different enough in design terms to discuss at all.
We had also offered a fuller explanation of the highway impacts which Mr Green did not comment on.
We did seek response from Derbyshire County Council and although a delayed response we did receive feedback from Derbyshire County Council. Mr Knowles advised on 24 October 2013: "I note your comments with respect to the issues previously raised and your intended action.
To be honest, it's unlikely there would be a cost for monitoring. Our Traffic Management Section soon get to hear if obstruction/ unsafe operations/ etc are occurring as well as us having officers passing the site on a regular basis. Cost of investigation into, and implementing, mitigation is a little more difficult to pin down until the nature of the Works has been identified. Introduction of Traffic Regulation Orders would cost an absolute maximum of £5,000 if that is what is decided is appropriate. I would anticipate a re-allocation of carriageway space scheme to be a similar maximum cost. Therefore, I would suggest that this Authority would recommend securing £5,000 under a S106 to fund mitigation should the need arise. Obviously any unspent monies would be returned after completion of the monitoring period."
Which was in response to our email of 16 October 2013:
Just to confirm we have a new scheme now with a much improved design. The layout is no different from your point of view - ie there are no off street spaces on site.
With regard to highway matters:

1. The use will encourage some linked trips within the town centre.
2. We will make very clear our intention to have a Condition 'no takeaway' - as you say removes the likelihood of short term double parking that may result if this wasn't the case.
3. We will submit a scheme of of servicing to be Conditioned which would include size / frequency/ delivery times/ etc.
4. (&5) Rather than submit a scheme with parking on another site we propose to include a Travel Plan. Within this we will highlight how staff will travel to site and what the business will do to prevent employees parking on street. We will also suggest how customers will be encouraged to travel to the site. We can use Coldene Terrace for parking I don't know how directing customers there would work though.

ON your last point the applicant would in principle have no objection to a monitoring period that sums be secured for a monitoring period of 5 years post opening for any traffic management measures deemed necessary as a result of the development - the applicant does though want to be certain that the sum of money will be reasonable in terms of the anticipated business model. Can you suggest an upper limit to what would be expected to paid by the applicant - for a) monitoring and b) undertaking works if required?

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)

As detailed within plans provided by Rishworth Design Associates

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:

As shown on Rishworth Design Associates Plans.

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

If Yes, please provide details:

As shown on Rishworth Design Associates Plans.

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:

The existing building is timber clad.

Description of *proposed* materials and finishes:

The proposed elevations will be finished in reconstituted stone.

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Roof tiles slate blue.

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Double glazed units.

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:

Plans supplied by Rishworth Design Associates.

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	4	0	-4
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):

Rishworth Design Associates Plans

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:

Office and parking for taxi service

Is the site currently vacant? ○ Yes ◉ No

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

17. Residential Units (continued)

Market Housing - Proposed

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

Proposed Market Housing Total: 1

Market Housing - Existing

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

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	1
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	219.0	219.0
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
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	0.0	0.0
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	25.0	25.0	0.0	-25.0
	Total	25.0	25.0	219.0	194.0

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

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	14

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

20. Hours of Opening (continued)

A3	00:00:00	23:59:00	00:00:00	23:59:00	00:00:00	23:59:00	☐

21. Site Area

What is the site area? 400 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:

None

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: Brett Surname: Galley

Person role: Applicant Declaration date: 07/11/2013 ☒ 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 07/11/2013