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: Mrs | First name: Sarah | Surname: Gregg

Company name: Grinley's Farm

Street address: Staden Grange
Staden Lane

Town/City: Buxton
County: Derbyshire
Country:
Postcode: SK17 9RZ

	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

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

We have a 6 acre site with a large house in which we do B&B. We also have a camp site and a tearoom. We would like to have an animal petting farm on our field which is just over 2 acres in size. We would like to have small stables/huts for the animals to shelter in and a shop for guests to buy entrance tickets, souvenirs and snacks. We already have a lot of visitors who would use these facilities but would be open to the general public/tourists too. We do not have any near neighbours so nobody would be inconvenienced by our proposal. The field is farmland so is already used for animals. We already have facilities such as parking and toilets and there was a shop in part of the building run by the previous owners.

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: Staden Grange
Street address: Staden Lane

Town/City: Buxton
County: Derbyshire
Postcode: SK17 9RZ

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

Easting: 407464
Northing: 371758

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: | First name: Jane | Surname: Colley

Reference:

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

Details of the pre-application advice received:

S106 needed. Passing place built on road. Advice given and now done.

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:

Fenced off area for waste storage (shown on plan)

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

If Yes, please provide details:

Bins will be available for recyclable waste.

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:

We have a portable shelter for the donkeys. It is made of wood.

Description of *proposed* materials and finishes:

We would like to have wooden animal shelters/huts as shown on the plan and photos.

Roof - description:

Description of *existing* materials and finishes:

Wood with roofing felt.

Description of *proposed* materials and finishes:

Wood with roofing felt or plastic/steel roof cladding.

Windows - description:

Description of *existing* materials and finishes:

acrylic

Description of *proposed* materials and finishes:

acrylic

Doors - description:

Description of *existing* materials and finishes:

wood

Description of *proposed* materials and finishes:

wood

9. (Materials continued)

Boundary treatments - description:

Description of *existing* materials and finishes:

dry stone wall

Description of *proposed* materials and finishes:

dry stone wall. wooden fencing to mark off the different animal fields/areas.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

We have vehicle access to the site because of the existing campsite and guest accommodation.
The area where we propose to park is currently grass.

Description of *proposed* materials and finishes:

For animal farm parking, we would use the area shown on the map that is at the top of the field to be finished with small limestone chatter.

Lighting - add description

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

gentle lighting for each shelter (using electricity) to allow staff to be safe. minimal lighting on the main path for safety.

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:

animal farm site plan

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	59	59	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	2	2	0
Cycle spaces	0	0	0
Other (e.g. Bus)	1	0	-1
Short description of Other	coach space for school parties		

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

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:

The field is currently used for animals. We have 3 donkeys and rabbits, guinea pigs and hens/ducks.

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

Animal waste to be disposed off in accordance with regulations and advice from AHVLA/DEFRA

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	2	2	0

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
A1	07:00:00	21:00:00	07:00:00	21:00:00	10:00:00	16:00:00	☐
Other	10:00:00	17:00:00	10:00:00	17:00:00	10:00:00	16:00:00	☐

21. Site Area

What is the site area? 01.10 hectares

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:

cleaning and maintaining animal housing and boundaries. engaging with the puplic re animal handling and care.

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 B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant	Date notice served
Name: Phil Heathcote Number: Suffix: Street: High House, Foxlow Farm Locality: Harpur Hill Town: Buxton Derbyshire Postcode: SK17 9LE	13/11/2013
Name: Matthew James Linley Number: Suffix: Street: Staden Grange Locality: Staden Lane Town: Buxton Derbyshire Postcode: SK17 9RZ	13/11/2013
Name: Katy Linley Number: Suffix: Street: Staden Grange Locality: Staden Lane Town: Buxton Derbyshire Postcode: SK17 9RZ	13/11/2013
Name: Alastair David Gregg Number: Suffix: Street: Staden Grange Locality: Staden Lane Town: Buxton Derbyshire Postcode: SK17 9RZ	13/11/2013

25. Certificates (Certificate B - continued)

Title: Mrs | First name: Sarah | Surname: Gregg

Person role: Applicant | Declaration date: 13/11/2013 | ☒ 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 13/11/2013