# 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: | First name: | Surname:

Company name: Housing 21

Street address: 1 Staithgate Lane
Odsal

Town/City: Bradford
County: West Yorkshire
Country: United Kingdom
Postcode: BD6 1YA

| | 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: S | Surname: Magar

Company name: Glancy Nicholls Architects

Street address: The Engine Room
2 Newhall Square

Town/City: Birmingham
County: West Midlands (Met County)
Country:
Postcode: B3 1RU

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | | 01214567474 | |
| Mobile number: | | | |
| Fax number: | | | |

Email address: s.magar@glancynicholls.com

## 3. Description of the Proposal

Please describe the proposed development including any change of use:

The proposal will consist of 64 Extra care apartments with associated communal opportunities, external landscaped grounds and associated carparking. The proposal will also accomodate an 18 bedroom specialist residential dementia care wing consisting of 8 long term and 10 short term en-suite bedrooms with associated residential lounge and dining rooms, a day opportunities centre and activity spaces both internally and externally.

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:

Street address:

Town/City:

County:

Postcode:

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

Easting: 406064

Northing: 374342

Description:

Derbyshire County Council Procurement of Extra Care Housing with Specialist Residential Facilities.

## 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: Jane Surname: Colley

Reference: Not Recieved

Date (DD/MM/YYYY): 10/09/2013 (Must be pre-application submission)

Details of the pre-application advice received:

A meeting was held with the planning officer and a representative from DCC highways on the 10.09.2013. The advice recieved related to the following:
- Highways, parking and genernal public transport
- Use of external materials
- Scale of the development and the proposed location of the building
- Enviromental Agency queries

Confirmation of the conversation was then recieved via email on the 12.09.2013 from the planning officer.

## 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)

Please refer to drawing : 13006/A100G

## 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:

Dedicated external bins store
Refer to drawing 13006/A100G and A500B
Design and Access statement A600 rev B

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

If Yes, please provide details:

The client management strategy includes the collection and disposal of both recyclable and non-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:

N/A

Description of *proposed* materials and finishes:

Natural split faced Derbyshire stone blocks. Course laid in randon lengths and heights.
Natural smooth faced Derbyshire stone blocks. Course laid in randon lengths and heights.
Through Coloured render (colour off white TBC)
Timber cladding
PPC metal ventialtion louvres to RAL 7016

**Roof - description:**

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Thin edge interlockingconcrete tile, colour Antracite
Single ply membrane to flat roof areas
Timber louvres to balcony within DCC wing

**Windows - description:**

Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

Curtain walling system to RAL 7016
UPVC windows to RAL 7016

**Doors - description:**

Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

H21 Extra Care:
UPVC doors to apartments to RAL 7016
Curtain Walling system elsewhere to RAL colour 7016
Derbyshire County Council Wing:
Doors within the curtain walling system is to have a LRV difference of 30 points (to the RAL colour 7016) used elsewhere on the curtain walling system, to ensure an adequate contrast is achived for the residents in order for them to distinguish the door set within the curtain walling. RAL colour TBC

**Boundary treatments - description:**

Description of *existing* materials and finishes:

Low level Dry stone wall
Chain link fence

Description of *proposed* materials and finishes:

1.5 - 1.8m high metal bow top fence to RAL colour 7016
1.8m high 'hit and miss' treated timber fencing
A&G (or similar) structural retaining wall system
Min 1.1m high glass balustrade
Exsiting dry stone wall to be made good where disturbed

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

Description of *existing* materials and finishes:

Greenfield site

Description of *proposed* materials and finishes:

Extra Care external garden paths: Tarmac colour TBC
Tarmac to new vehicular access road and service yard
Grasscrete (or similar system) to main carparking area
Concrete paving slabs to general patio areas. Colour TBC
Block paving . Colour TBC
Resin Bound gravel to DCC wing external paths

**Lighting - add description**

Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

The proposeed lighting installation will achive the requirements of BS 5489 with a mixture of metal pole, bollard and wall mounted luminaires

## 9. (Materials continued)

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 A600 rev A
Proposed site plan 13006/A100 Rev G
Proposed Landscape plan 13006/500 Rev B
Proposed elevations 13006/A200 rev G,A201rev F,A202 rev E,A203 rev E

## 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 | 0 | 53 | 53 |
| 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 | Please refer to supporting document Transport Assessment Rev A | | |

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [X] 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):

Please refer to BSP Consulting drainage proposals.
12461-235 Rev A
12461-240 Rev A
12461_246 RevA

## 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?

[X] Sustainable drainage system [X] 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 site is currently a vacant greenfield site

Is the site currently vacant? (•) Yes ( ) No

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

The site was once a playing field

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

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

**Social Rented Housing - Proposed**

| | Number of bedrooms | | | | |
|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4+ | Unknown |
| Houses | | | | | |
| Flats/Maisonettes | 6 | 58 | | | |
| Live-Work units | | | | | |
| Cluster flats | | | | | |
| Sheltered housing | | | | | |
| Bedsit/Studios | | | | | |
| Unknown | | | | | 18 |

Proposed Social Rented Housing Total: 82

**Social Rented Housing - Existing**

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

Existing Social Rented Housing Total: 0

**Overall Residential Unit Totals**

| | |
|---|---|
| Total proposed residential units | 82 |
| 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 | 0.0 | 0.0 |
| 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 |

## 18. All Types of Development: Non-residential Floorspace (continued)

| | | | | | |
|---|---|---|---|---|---|
| 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 | 6224.2 | 6224.2 |
| 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 | 0.0 | 0.0 | 1679.2 | 1679.2 |
| | Total | 0.0 | 0.0 | 7903.4 | 7903.4 |

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 | 28 | 0 | 28 |

## 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 |
|---|---|---|---|---|---|---|---|
| C2 | | | | | | | ☒ |
| Other | | | | | | | ☒ |

## 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:

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 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.

## 25. Certificates (Certificate B - continued)

| Owner/Agricultural Tenant | Date notice served |
|---|---|
| Name: Mr J Goacher<br>Number: Suffix:<br>Street: Derbyshire County Coucil, Chatsworth Hall, Chesterfield Road<br>Locality: Derbyshire<br>Town: Matlock<br>Postcode: DE4 3FW | 18/11/2013 |

Title: Mr First name: Sandeep Surname: Magar

Person role: Agent Declaration date: 18/11/2013 ☒ 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 18/11/2013