

Design, Access and Heritage Statement

July 2014

*Proposed Change of Use at
The Skillet, Steeple Fold, Hayfield, High Peak SK22 2JD*





Aerial view showing location

- **Applicant**
Mr Paul Coverley
- **Planning Authority**
High Peak Borough Council
- **Proposal**
Extension of existing Restaurant/Cafe use at Ground Floor Level to First Floor and signage
- **Location**
The Skillet, Steeple Fold, Hayfield, High Peak SK22 2JD
- **Agent**
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1.00 Introduction

The Skillet Restaurant and Bar (soon to be renamed 'The Roundhouse') is located in the local plan settlement of Hayfield within the Hayfield Conservation Area. The Skillet has been established for over 50 years as a quality food and drink establishment attracting both locals and visitors from far and wide. The previous owners owned the establishment for 27 years.

Use of the property is currently Licenced Restaurant and Cafe (A3) at ground floor level with external garden and owner's accommodation and office at first floor level.

The immediate locality surrounding the property can be considered as the economic, cultural and social centre of Hayfield: The property is surrounded by The Church and Conservative Club to the North, residential properties and a cafe to the East (including the recently closed Bulls Head and rented accommodation), a builder's yard and pub car park (The George Hotel) to the South and the Hayfield Bypass, bus stop and public car park to the West. Figure 1 shows the commercial properties (highlighted) that surround The Skillet.

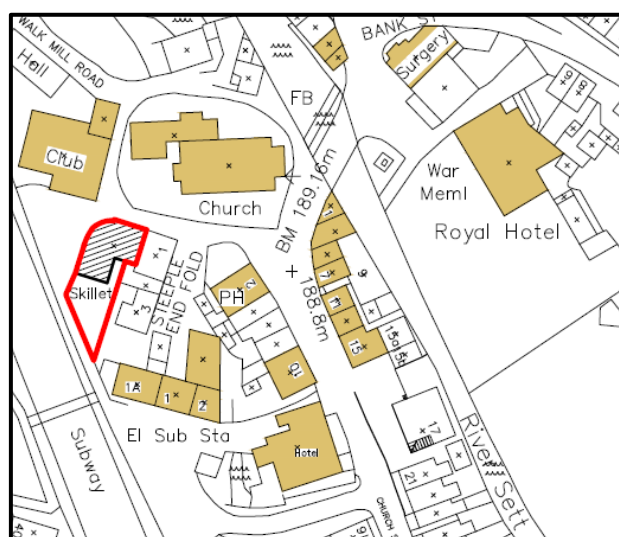


Figure 1: Commercial property surrounding The Skillet (highlighted)

The property is accessed off Steeple End Fold via Church Street. The property has no designated parking and parking for the property is via parking spaces directly to the West and the public car park to the West (adjacent the bus station).

The property has planning permission for '*Change of Use from restaurant with flat over to two dwellings, including first floor extension*' (HPK/2009/0490). This approval has not been implemented. This approval contained a first floor extension over the existing single storey kitchen. The approval also contained additional windows on the southeast elevation which, if implemented, would directly overlook No. 1 and 3 Steeple End Fold. See Figure 2 which shows the approved drawings.

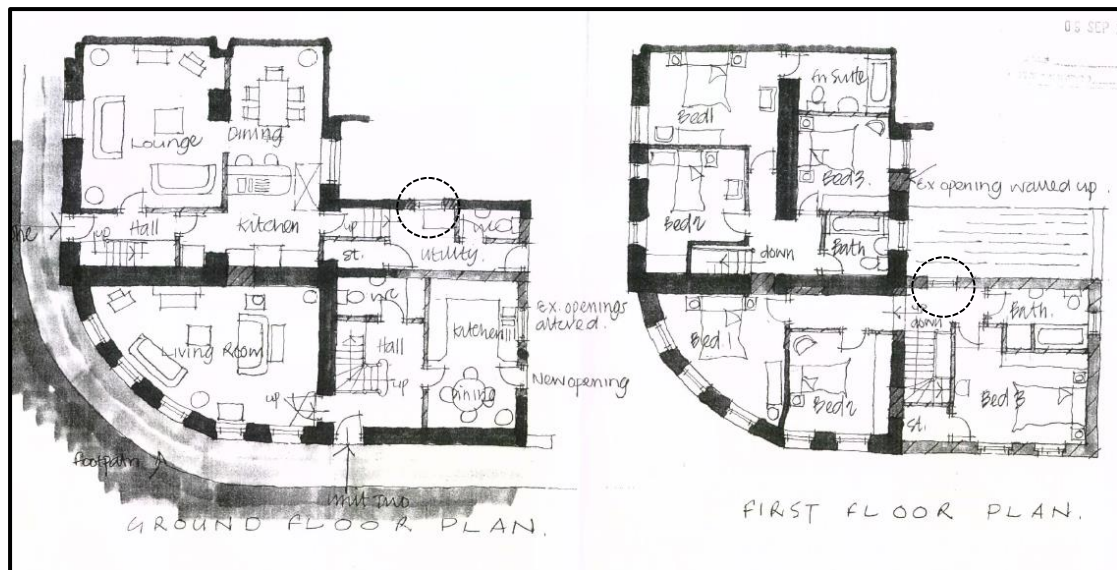


Figure 2: Approved drawings (HPK/2009/0490) showing ground and first floor windows (circled) overlooking No. 1 and 3 Steeple End Fold

Hayfield has recently seen the loss of eating and drinking establishments (The Bull (change of use to residential) and the closure of The Packhorse) to the detriment of the local economy and employment. The demand for this type of facility has continued, despite these closures, particularly with the filming of the BBC's 'The Village' and Hayfield being featured on Countryfile raising the profile of Hayfield.

The applicant and current owners purchased the property in April 2014. The property was in need of significant repairs and improvements which are currently on-going in tandem with alterations to facilitate an open plan layout within the property. These internal layout changes do not require planning permission.

2.00 The Proposal

This application seeks change of use to extend the current licenced restaurant and cafe use at ground floor level to first floor level and signage.

The applicant's purchased The Skillet Restaurant with a view to refurbishing the property and offering a licenced restaurant for evening use and a café/diner in the daytime catering for Hayfield's many locals, visitors, dog walkers, cyclists and other outdoor enthusiasts.

3.00 Design

Minimal external changes are required for the change of use and those changes are in-keeping with the character of The Hayfield Conservation Area:

The new doors will be painted timber framed designed to match the existing windows on the Steeple Fold elevations.

The door to the modified opening on the South elevation will be painted timber framed designed to match the existing and will provide improved fire escape provisions.

The new signage (to replace exiting) will be Corten metal and have a natural and permanent metallic finish.

The reinstatement of the external cellar access will provide a more convenient access to the beer cellar and will be less disruptive to the restaurant.

The internal layouts have been altered in line with the applicant's brief and provide stunning and versatile open plan layouts to the ground and first floors.

We believe the above external and internal layout changes fall under Permitted Development.

4.00 Planning Policy

This section deals with why the proposals are consistent with local and national policies.

High Peak Borough Councils Saved Policies:

Policy 4

GD5 - AMENITY

*Planning Permission will be granted for development provided that:
It will not create unacceptable loss of, nor suffer from unacceptable
levels of, privacy or general amenity, particularly as a result of:*

- *overlooking;*
- *loss of daylight and sunlight;*
- *overbearing effects of development;*
- *air, water, noise, light and other pollution;*
- *risk from hazardous substances and processes; traffic safety and generation*

Comment:

We strongly believe the proposals are consistent with GD5 for the following reasons:

The property has been used as Licenced Restaurant and Cafe (A3) at ground floor level for over 50 years without adverse effects to the amenity of local residents or the wider community.

The immediate locality accommodates The Conservative Club, the recently closed Bulls Head public house (both of which have/had beer gardens and music licences), The Church, a builder's yard the bus stop and car parks. This locality can be considered as part of the economic, cultural and social centre of Hayfield and has

been the hub of activity for decades. The proposals do not create any overlooking or loss of daylight issues for adjacent properties as the fenestration arrangements are largely the same.

Furthermore, the aforementioned approval (HPK/2009/0490) contained additional windows on the southeast elevation which, if implemented, would directly overlook No. 1 and 3 Steeple End Fold (see Figure 2). Arguably, the current change of use proposal will have less impact on the amenity of the surrounding properties than the approval HPK/2009/0490 would have if implemented.

Policy

Section 5 – Town Centres and Retailing

The Evening Economy – Pubs, Clubs and Takeaways

5.23 Proposals for developments which would include the sale of alcoholic drinks and late opening for food sales are often of particular concern to local residents, because of their impact on the neighbourhood through late night noise and congregation of, and disturbance from customers.

5.24 Such developments, which include wine bars, restaurants, public houses, night clubs and discotheques and hot food takeaways, provide an important means of entertainment or relaxation for many people, and should generally be welcomed.

Policy 33

TC9 – THE EVENING ECONOMY – PUBS, CLUBS AND TAKEAWAYS

Planning Permission will be granted for licensed premises, night clubs and hot food takeaways, provided that:

- the development will not be within a predominantly residential area, nor will directly adversely affect a predominantly residential area due to noise, vibration, odours, gaseous pollutants, activity or traffic disturbance; and*
- where appropriate, conditions will be imposed to control opening hours and operating conditions in order to mitigate the environmental impact of the development.*

Comment:

We strongly believe the proposals are consistent with Sections 5.23, 5.24 and TC9 for the following reasons:

The property has been used as Licenced Restaurant and Cafe (A3) at ground floor level for over 50 years providing an important means of entertainment and relaxation for many people without adverse effects to the amenity of local residents or the wider community.

The immediate locality accommodates The Conservative Club, the (recently closed) Bulls Head public house, The Church and a builder's yard and nearby eating and

drinking establishments such as The Royal Hotel and Kinder Lodge. This locality can be considered as part of the evening economy of Hayfield.

The locality is mixed use and predominantly commercial.

National Planning Policy Framework (NPPF):

14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Delivering sustainable development

1. Building a strong, competitive economy

19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth.

Comment:

The change of use will contribute to the local economy in the form of the creation of new jobs for local people; will provide opportunities for local suppliers to the business; encourage tourism and provide facilities for locals and visitors to Hayfield.

5.00 Access

Access is provided to the property via existing arrangements.

A regular bus service from Hayfield provides a link to surrounding villages, towns and cities. These in turn provide a link to the national railway network. The site is within easy access distance of main trunk road and motorway links.

The site has good accessibility by cycle, on foot, by public transport and for those with disabilities. The site provides inclusive access and access for emergency vehicles. The property lies at the Hayfield end of the Sett Valley Trail.

The property has no designated parking and parking for the property is via parking spaces directly to the West and the public car park to the West (adjacent the bus station). The parking provisions are unchanged and ample public parking is available in the vicinity.

The property can accommodate safe cycle parking, push chairs and wheelchair users in the external garden spaces.

6.00 Environmental Analysis

Site stability, contamination and soil types

The property would not be designated as contaminated land. This application does not seek any approval for site layouts.

Flood risk and drainage

The property is not located in an area of flood risk.

Archaeological and historic features

No known archaeological features exist on site.

Ecological and wildlife

It is not envisaged that any bird or mammal habitat will be affected by the proposals.

7.00 Conclusions

The extension of the existing use to the first floor area will provide an important means of entertainment and relaxation for visitors and locals without adversely affecting the amenity of local residents or the wider community. It will provide an open plan function room for local community use. It will contribute to the local economy in the form of the creation of new jobs for local people, will provide opportunities for local suppliers to the business, encourage tourism and provide facilities for locals and visitors to Hayfield.

In conclusion and in light of the above, we would urge HPBC to approve this application.