

Keith & Joyce Hadfield  
2 Steeple End Fold  
Hayfield  
SK22 2JD  
Adjoining property to the Roundhouse  
Sharing common wall

**Objection Statement to remove condition 17**  
**of HPK/2014/0376**

February 10th 2015

**At**  
**The Roundhouse, Steeple End Fold, High Peak SK22 2JD**

**The Proposal**

Planning application HPK/2015/0029 seeks to remove condition 17 of the recently approved (WITH PLANNING COMMITTEE CONDITIONS) HPK/2014/0376

**Remove Condition 17**

The applicant seeks to remove this condition in its entirety, namely *The timber shed housing kitchen equipment shown on the Revised Drawing 200F shall remain locked from 9pm to 9am the following day on any one day, and there shall be no access to it between these times.*

**Objections**

First and foremost and of utmost importance, it must be realised that the timber shed referenced as "The previous owners of the restaurant (formerly the Skillet) used a timber storage shed in the same location for storage of kitchen equipment as figure 1 shows" is wholly inaccurate. The timber shed indicated did not store any kitchen equipment. It housed a chest freezer for food. There was no noise from the use of this shed as it did not house kitchen equipment, i.e. pots, pans etc. The freezer was accessed without any noise. Please see appendix 1. This was the sales information placed by Rowcliffes Estate Agents and is still available on the Rightmove website. It shows the kitchen when it was the Skillet. It can clearly be seen that kitchen utensils, pots pans etc are stored within the kitchen.

The applicant constructed this shed without any planning permission whatsoever. The Town and Country Planning (General Permitted Development (amendment) (England) Order (GPDO) 2010 is very clear in that catering establishments do not have any permitted development and all alterations are subject to planning permission. Section A1, (c) states that development is not permitted if any part of the development, other than an alteration, would be within two metres of any boundary of the curtilage of the premises. The shed is directly against my property wall.

The applicant now seeks to remove condition 17 as they claim it severely restricts the business. I would respond that the Roundhouse should store kitchen equipment in the kitchen where the noise of movement of such items would not disturb us.



The applicant states this condition is deemed unreasonable in a well-managed organisation that employs well trained and informed staff. This is clearly not the case. Staff is currently accessing the shed nightly at all times after 9pm. I have given a diary of dates when we have been disturbed to the Council Enforcement Officer. We are being disturbed constantly after 9pm and before 9am so how can the staff be well trained and informed.

The applicant states there is occasional need for kitchen staff to visit the shed after 9pm and condition 17 imposing a 9pm to 9am curfew on access to the shed, is considered contradictory to the condition allowing permitted opening times and the applicant seeks to remove it. I will repeat that when the establishment was trading as the Skillet, kitchen equipment was stored within the kitchen premises. This meant the owners could access kitchen equipment any time day or night without disturbing my family. Again please see photograph of Skillet kitchen in appendix 1

Simon Jones on behalf of the applicant has again sought to return to another wholly inaccurate statement in that the previous owners of the restaurant (the Skillet) used an external sink for pot washing after closing time as figure 1 shows. I cannot state how many times I have refuted this, but Simon Jones keeps coming back with this inaccurate statement. Again please see appendix 1. Behind the cooking range, the pot-washing sink can clearly be seen. On the drainer to the left is the dishwasher basket. Pots were washed in the kitchen not outside. Both my wife and youngest daughter have worked at the Skillet and have washed pots inside the kitchen, not outside. This outside sink was mostly used as a platform for a potato rumbler (peeler). Sometimes pans that were heavily carbonised were left to soak outside in corrosive cleaners to avoid fumes in the kitchen, but never for pot washing after closing time. It would be wrong for the committee to make any decision based on this wholly inaccurate statement from Simon Jones.

Since the planning committee imposed the conditions in order that the amenities enjoyed by the occupants of adjacent dwelling shall not be injured, in accordance with policy GD5 of the High Peak Saved Local Plan policies 2008; we cannot see how GD5 can possibly be complied with if this condition is removed.

### **Conclusions**

The Roundhouse claims they provide an important means of entertainment and relaxation for visitors without adversely affecting the amenity of local residents. However, the planning committee recognised the business would affect the amenity of local residents and imposed conditions to restrict these adverse affects. I have raised formal complaints and asked planning control officers to investigate and act on non-compliance of existing conditions. If there is a relaxation of the conditions imposed in order that the amenities enjoyed by the occupants of adjacent dwellings shall not be injured, in accordance with policy GD5 of the High Peak Saved Local Plan policies 2008, then the situation for my family will only be exacerbated.

The Roundhouse offer as reasons to the variations that they provide an important function room, but there are many others within the village and one only 20 metres away at Hayfield Conservative Club.



The Roundhouse offer as reasons they are the largest employer in the village. I would respond that existing catering establishments already employ more collectively and further competition could adversely affect how many in turn they can continue to employ. I would also argue how little if any this has to do with the planning committee setting the conditions in order that the amenities enjoyed by the occupants of adjacent dwellings shall not be injured, in accordance with policy GD5 of the High Peak Saved Local Plan policies 2008.

The Roundhouse offer as reasons that their project has been responsible for the conservation and renovation of a prominent building in Hayfield Village. I would also argue how little if any this has to do with the planning committee setting the conditions in order that the amenities enjoyed by the occupants of adjacent dwellings shall not be injured, in accordance with policy GD5 of the High Peak Saved Local Plan policies 2008.

The Roundhouse continues to state that the ground floor did not need any planning permission. However, the Town and Country Planning (General Permitted Development) (amendment) (England) Order 2010 (GPDO) is very clear in that catering establishments do not have any permitted development and all alterations are subject to planning permission. This has been conveyed to me by the Local Planning Authorities and the original planning committee decided that Planning permission would only be granted with conditions in order that the amenities enjoyed by the occupants of adjacent dwellings shall not be injured, in accordance with policy GD5 of the High Peak Saved Local Plan policies 2008.

In conclusion and in light of the above, we would strongly urge the High Peak Borough Council to reject this application and uphold the original application HPK/2014/0376 and the conditions applied thereof.

Keith & Joyce Hadfield  
2 Steeple End Fold  
Hayfield

## Appendix 1

Restaurant for sale in Steeple End Fold, Hayfield, SK22

Page 1 of 4



Roancliffe, Near M1  
31-33 Market Street Near M1 & High Peak S422 4AA  
01463 623003 local 088 020



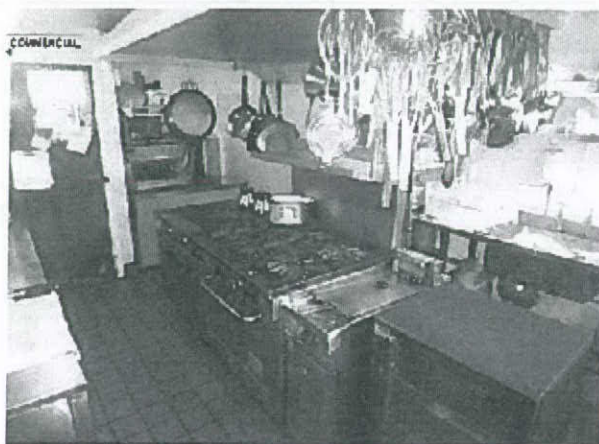
www.rightmove.co.uk/property/18787344

This property has been removed by the agent.  
It may be sold or temporarily removed from the website

[View similar properties](#)

### Restaurant for sale Steeple End Fold, Hayfield

Offers in Excess of  
**£275,000**



#### Property Description

##### Key Features

- Prime Village Location
- Well Established Restaurant Business
- Self Contained Living Accommodation

mhtml:file://C:\Documents and Settings\sa0087250\Desktop\Restaurant for sale in Stee... 29/01/2015