



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: | <input type="text" value="Mr"/> | First name: | <input type="text" value="Tim"/> | Surname: | <input type="text" value="Bagshawe"/> | | |
| Company name: | <input type="text"/> | | | | | | |
| Street address: | <input type="text" value="c/o Agent."/> | | | Country Code | National Number | Extension Number | |
| | <input type="text"/> | | | Telephone number: | <input type="text"/> | <input type="text"/> | |
| | <input type="text"/> | | | Mobile number: | <input type="text"/> | <input type="text"/> | |
| Town/City | <input type="text"/> | | | Fax number: | <input type="text"/> | <input type="text"/> | |
| County: | <input type="text"/> | | | Email address: | <input type="text"/> | | |
| Country: | <input type="text" value="United Kingdom"/> | | | | | | |
| Postcode: | <input type="text"/> | | | <input type="text"/> | | | |
| Are you an agent acting on behalf of the applicant? | | | | <input checked="" type="radio"/> Yes | <input type="radio"/> No | | |

2. Agent Name, Address and Contact Details

| | | | | | | | |
|-----------------|---|-------------|-------------------------------------|--|--|----------------------|--|
| Title: | <input type="text" value="Mr"/> | First Name: | <input type="text" value="Robert"/> | Surname: | <input type="text" value="Gilmore"/> | | |
| Company name: | <input type="text" value="Mellor Dowd Planning Consultants"/> | | | | | | |
| Street address: | <input type="text" value="Mellor House"/> | | | Country Code | National Number | Extension Number | |
| | <input type="text" value="65 - 81 St Petersgate"/> | | | Telephone number: | <input type="text" value="0161 443 4596"/> | <input type="text"/> | |
| | <input type="text"/> | | | Mobile number: | <input type="text"/> | <input type="text"/> | |
| Town/City | <input type="text" value="Stockport"/> | | | Fax number: | <input type="text"/> | <input type="text"/> | |
| County: | <input type="text" value="Cheshire East"/> | | | Email address: | <input type="text"/> | | |
| Country: | <input type="text" value="United Kingdom"/> | | | | | | |
| Postcode: | <input type="text" value="SK1 1DS"/> | | | <input type="text" value="robert.gilmore@mellordowd.co.uk"/> | | | |

3. Description of the Proposal

Please describe the proposed development including any change of use:

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:

Land at Batham Gate Road

Town/City:

Peak Dale

County:

Derbyshire

Postcode:

SK17 8AH

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

Easting:

408578

Northing:

376434

Description:

Access situated between nos. 15 and 23 Batham Gate Road.

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:

Mrs

First name:

Elizabeth

Surname:

Pleasant

Reference:

PAD/2014/0004

Date (DD/MM/YYYY):

07/04/2014

(Must be pre-application submission)

Details of the pre-application advice received:

A pre-application meeting was held with Mrs Elizabeth Pleasant (Planning Officer) on 25/02/2014, in respect of a proposal for 30 dwellings to be developed on site. In the subsequent letter prepared by Mrs Elizabeth Pleasant, dated 07/04/2014, the following advice and comments were given:

- Policy H1 directs new housing developments to brownfield sites, however, as the NPPF requires Council's to have a 5 year supply of housing, Policy H1 is considered to be out of date as a housing strategy policy.

- The site lies on the edge of the settlement boundary for Peak Dale and is within walking distance of local facilities and services and is therefore considered to be sustainable in location terms;

- The site has also been put forward as a preferred option for housing in the emerging Local Plan and is considered suitable in principle to accommodate a housing development;

Design and amenity:

- Any proposed development should ensure that the overall form, layout, design and use of materials are assimilated into the existing settlement form; - An appropriate landscape framework should be created, particularly along the western site boundary, to reduce the visual impact;

- Where new trees are introduced they should be as small strategically placed woodland blocks, as per the Landscape Character of Derbyshire document;

- A design and access statement should accompany the application which should detail how the proposed design, use of materials and layout of the development have been derived and justify this in terms of site characteristics and how the proposed development fits into its surrounds;

- Gable lines fronting the main estate street, large expanse of fence lines and car parking courts should be avoided;

- Careful consideration should be given to boundary treatments and hard surfacing in relation to private amenity spaces and the site boundary;

- Careful consideration should also be given to residential amenity as guided by Policies GD5 and H11;

Highways:

- The splay should be determined by the results of a traffic speed survey from a set back of 2.4m to a point measured 1.0m in the nearside carriageway;

- Suitable refuse lorry turning areas may need to be provided;

- Safe private driveway exits should be provided for;

- Parking should be 2/3 spaces per 2/3/4 bedroom dwelling;

- Mention should be made of the possible old mineshaft on site;

- Parking spaces between the carriageway edge and footway should be avoided for safety purposes;

- Materials of the proposed adopted highway sections will need to comply with the current Materials and Constructions Specifications;

- Trees should located outside of the highway.

Other:

- No TPOs or trees on site;

- Site is in Flood Zone 1 and sustainable drainage systems should be employed;

- The LPA will seek a 30% affordable housing provision on site;

- The proposed development may be subject to a sustainable transport provision, open/play space provision and education contributions;

- No contamination is known on site however, the application should still be supported by a Phase 1 desk top study;

- No ecological concerns are raised for the site however, the application should still be supported by an ecological survey; and

- The application should be supported by a sustainability statement.

The pre-application consultation response also included advice from HPBC and Derbyshire County Council (DCC) relating to the potential developer contributions that may be requested. These included contributions in respect of education, outdoor sport and play, and, children's outdoor playing space.

Ref: 04: 6060 Planning Portal Reference:

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)

- Planning Policy Statement - Ref. 13/1005, Dated March 2015, Mellor Dowd;
- Topographical Survey – Drawing Ref. PS.09.0945.TS.00, November 2013, Paragon Surveys;
- Proposed Site Plan – Drawing Ref. 2143.L2-01G, Charter Design; and,
- Transport Statement (including figures and appendices) – Ref. 1484-01-TS01A, Dated February 2015, Axis.

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:

- Proposed Site Plan – Drawing Ref. 2143.L2-01J, Charter Design.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

- Proposed Site Plan – Drawing Ref. 2143.L2-01J, Charter Design.

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:

Locally sourced stone with natural mortar.

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Slate.

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Painted hardwood with stone surround.

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

UPVC.

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Trees, hedges and fencing (wood).

9. (Materials continued)

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Stone walling and metal field gate between nos. 15 and 23 Batham Gate Road.

Description of *proposed* materials and finishes:

Located between nos. 15 and 23 Batham Gate Road a new 5.5m wide cul-de-sac route with a 6m entry/exit radii and a 2m footways on each side of the road.
Main access route (proposed adopted highway)- tarmac.
Private highway areas (unadopted) - brick block paving.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

To be secured through condition.

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:

Drawings/Plans:

- Location Plan – Drawing Ref. 2143.L1-001, Charter Design;
- Existing Site Plan – Drawing Ref. 2143.L1-01, Charter Design;
- Existing Site Plan Topographical Survey – Drawing Ref. 2143.L1-02, Charter Design;
- Proposed Site Plan – Drawing Ref. 2143.L2-01J, Charter Design;
- Proposed House Type A – Drawing Ref. 2143.L2-03, Charter Design;
- Proposed House Type B – Drawing Ref. 2143.L2-04, Charter Design;
- Proposed House Type C and House Type C Splayed Front – Drawing Ref. 2143.L2-05, Charter Design;
- Proposed House Type D1 North East – Drawing Ref. 2143.L2-06, Charter Design;
- Proposed House Type D2 & D3 South East – Drawing Ref. 2143.L2-07, Charter Design;
- Proposed Site Elevational Sections AA-BB – Drawing Ref. 2143.L21-01A, Charter Design;
- Topographical Survey – Drawing Ref. PS.09.0945.TS.00, November 2013, Paragon Surveys;
- Landscape Layout – Drawing Ref. BAT1311.L001A, PGLA;
- Planting Plan and Schedule – Drawing Ref. BAT1311.L002, PGLA;
- Boundary Treatment Plan – Drawing Ref. BAT1311.L003, PGLA.

Supporting Statements:

- Landscape and Visual Appraisal – Ref. BAT1311-LVA01, Dated March 2015, PGLA;
- Phase 1 Habitat Survey – Dated 2014, Rachel Hacking Ecology;
- Transport Statement (including Figures and Appendices) – Ref. 1484-01-TS01A, Dated February 2015, Axis;
- Surface and Waste Water Management and Disposal Strategy – Ref. PM4487, Dated January 2015, Peter Mason Associates;
- Preliminary Risk Assessment – Ref. PRA/TB01/13, Dated November 2013, 4 Site Associates;
- Trial Pit Site Investigation – Ref. 31883C01, Dated 16th February 2015, Peak Environmental Solutions;
- Checklist for Sustainability Statement – Dated March 2015, Mellor Dowd;
- Community Involvement Statement - Dated March 2015, Mellor Dowd;
- Design and Access Statement - Dated March 2015, Charter Design;
- Draft Section 106 Agreement;
- Planning Policy Statement - Ref. 13/1005, Dated March 2015, Mellor Dowd.

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 | 57 | 57 |
| 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):

See:

- Surface and Waste Water Management and Disposal Strategy – Ref. PM4487, Dated January 2015, Peter Mason Associates.

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:

Greenfield site.

Is the site currently vacant? ☒ Yes ☐ No

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

Unknown.

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

17. Residential Units (continued)

Market Housing - Proposed

| | Number of bedrooms | | | | |
|-------------------|--------------------|---|----|----|---------|
| | 1 | 2 | 3 | 4+ | Unknown |
| Houses | | 6 | 12 | 1 | |
| Flats/Maisonettes | | | | | |
| Live-Work units | | | | | |
| Cluster flats | | | | | |
| Sheltered housing | | | | | |
| Bedsit/Studios | | | | | |
| Unknown | | | | | |

Proposed Market Housing Total19

Social Rented Housing - Proposed

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

Proposed Social Rented Housing Total8

Overall Residential Unit Totals

| | |
|----------------------------------|----|
| Total proposed residential units | 27 |
| Total existing residential units | 0 |

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 Total0

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 Total0

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 | 0 | 0 | 0 |

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

| Use | Monday to Friday | | Saturday | | Sunday and Bank Holidays | | Not Known |
|-----|------------------|----------|------------|----------|--------------------------|----------|-----------|
| | Start Time | End Time | Start Time | End Time | Start Time | End Time | |

21. Site Area

What is the site area?

00.84

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

☐ 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 | Derbyshire County Council (Highways Department) | <div>26/03/2015</div> |
| Number: | <div></div> Suffix: <div></div> House name: <div>County Hall</div> | |
| Street: | Smedley Street | |
| Locality: | | |
| Town: | Matlock | |
| Postcode: | DE4 3AG | |

Title:

Mr

 First name:

Robert

 Surname:

Gilmore

Person role:

Agent

 Declaration date:

26/02/2015

☒ 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

26/03/2015