



High Peak Borough Council

working for our community

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area

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="Paul"/>	Surname:	<input type="text" value="Harvey"/>		
Company name:	<input type="text" value="Swizzels Matlow Ltd"/>						
Street address:	<input type="text" value="Carlton House"/>			Telephone number:	Country Code	National Number	Extension Number
	<input type="text" value="Albion Road"/>				<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>				<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City:	<input type="text" value="New Mills"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="Derbyshire"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>			Email address:	<input type="text"/>		
Postcode:	<input type="text" value="SK22 3HA"/>						
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="Ross"/>	Surname:	<input type="text" value="Erwin"/>		
Company name:	<input type="text" value="Corstorphine & Wright Manchester"/>						
Street address:	<input type="text" value="The Stables"/>			Telephone number:	Country Code	National Number	Extension Number
	<input type="text" value="Paradise Wharf"/>				<input type="text"/>	<input type="text" value="0161 272 8100"/>	<input type="text"/>
	<input type="text" value="Ducie Street"/>				<input type="text"/>	<input type="text" value="07703 475648"/>	<input type="text"/>
Town/City:	<input type="text" value="Manchester"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="Greater Manchester (Met County)"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>
Country:	<input type="text" value="United Kingdom"/>			Email address:	<input type="text"/>		
Postcode:	<input type="text" value="M1 2JN"/>			<input type="text" value="RErwin@cw-architect.co.uk"/>			

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

East End of the Mill:
Demolition of part of lean-to buildings and part of a warehouse.
Removal of warehouse roof and reduction in height of supporting steelwork.
Construction of new lower level roof to warehouse.
Over-cladding of existing buildings.
Construction of a new vehicle service yard with dock loading facility.
West End of the Mill:
Removal of north-light roof to warehouse and reduction in height of supporting steelwork.
Construction of a new lower level roof.
Part over-cladding of existing building and blocking up of window openings.
Construction of new dock loading area.

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:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Swizzels Matlow Ltd"/>		
Street address:	<input type="text" value="Grove Mill"/>		
	<input type="text" value="Grove Street"/>		
Town/City:	<input type="text" value="New Mills"/>		
County:	<input type="text" value="Derbyshire"/>		
Postcode:	<input type="text"/>		

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

Easting:	<input type="text" value="399549"/>
Northing:	<input type="text" value="385122"/>

Description:

Grove Mill: Part of the Swizzels Matlow Ltd site.

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: <input type="text" value="Ms"/>	First name: <input type="text" value="Karen"/>	Surname: <input type="text" value="Taylor"/>
Reference:	<input type="text" value="Email Exchange"/>	
Date (DD/MM/YYYY): <input type="text" value="29/10/2015"/>	(Must be pre-application submission)	

Details of the pre-application advice received:

Confirmed the type of application required and what should be submitted to ensure the application is validated. Advised that the same application should also be submitted to Cheshire East Council as the application site straddles the Council Boundary.

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

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

As existing contained within the existing site and unaffected by the proposed alterations.

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. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The lean-to buildings at the east end of the mill are in a poor state of repair.
The smaller one, which is to be demolished entirely is not in a good condition and has been closed off. The larger one will be retained in part but part needs to be demolished to make way for the proposed dock loading facility. Part of the warehouse also needs to be demolished for this reason. The asbestos sheet roof is to be reconfigured to better control rainwater run-off.
The northlight asbestos sheet roof at the west end of the mill is in a poor state of repair and needs replacing.

10. 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:

Existing mill walls are part stone, part brick and are clad in places with asbestos sheet cladding. Part of a warehouse at the west end of the mill is clad in profiled steel sheeting in Heritage green.

Description of *proposed* materials and finishes:

Stone and brick walls, where retained are to be repaired and asbestos sheet cladding is to be replaced with powder coated, profiled steel cladding Merlin Grey BS 18 B 25.

Roof - description:

Description of *existing* materials and finishes:

Generally asbestos sheeting with some translucent areas.

Description of *proposed* materials and finishes:

Powder coated profiled steel roof sheeting Merlin Grey BS 18 B 25 with 15% non-fragile rooflights.

Windows - description:

Description of *existing* materials and finishes:

There are some badly damaged timber framed windows in the west end building. These are to be removed and the openings bricked up to secure the premises.

Description of *proposed* materials and finishes:

There are no windows proposed.

Doors - description:

Description of *existing* materials and finishes:

Timber personnel doors and steel roller shutter loading doors

Description of *proposed* materials and finishes:

Powder coated steel personnel doors and sectional overhead loading doors. Goosewing Grey BS 10 A 05

Boundary treatments - description:

Description of *existing* materials and finishes:

Palisade fencing, hedgerows and trees to boundaries

Description of *proposed* materials and finishes:

All to remain as existing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

There is a surface car park to the south of the mill which will be unaffected by the proposal. There is a part tarmac and part unmade service area at the east end of the mill. There is a an existing tarmac service area at the west end of the mill which will be retained.

Description of *proposed* materials and finishes:

A new concrete service area with dock loading bays will be created at the east end of the mill.

Lighting - add description

Description of *existing* materials and finishes:

Floodlights mounted on the buildings.

Description of *proposed* materials and finishes:

New floodlights to be mounted on the buildings.

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:

15234-P100: Site Location Plan.
15234-P101: Existing Site Plan. Topographical Survey.
15234-P102: Demolitions Plan.
15234-P103: Existing Floor Plan. East End Building.
15234-P104: Existing Floor Plan. West End Building.
15234-P105: Existing Elevations.
15234-P106: Proposed Floor Plan and Elevations. East End Building.
15234-P107: Proposed Floor Plan and Elevations. West End Building.
15234-P108: Proposed Elevations.
Design and Access Statement.
Tree Survey.
Heritage Statement.

11. 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	50	50	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	2	2	0
Cycle spaces	0	4	4
Other (e.g. Bus)	20	20	0
Short description of Other	HGVs Tractors and Trailers		

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

There is no foul sewage associated with the application.

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No ☐ Unknown

13. 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

14. 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

15. Existing Use

Please describe the current use of the site:

The Mill is currently empty apart from an export warehouse at the west end which is part of the Swizzels Matlow Ltd business.

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

16. 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'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

19. 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 establishments	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
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	8184.8	521.0	0.0	-521.0
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	0.0	0.0
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	0.0	0.0
Total		8184.8	521.0	0.0	-521.0

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
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20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	6	0	0
Proposed employees	110	0	0

21. 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	
B2							<input checked="" type="checkbox"/>

22. Site Area

What is the site area?

02.26

hectares

23. 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:

East End of the mill, goods in delivery, handling and storage.

West end goods out handling and storage.

Is the proposal for a waste management development?

☐ Yes ☒ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

25. 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

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title:

Mr

First name:

Ross

Surname:

Erwin

Person role:

Agent

Declaration date:

02/12/2015



Declaration made

27. 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

02/12/2015