



High Peak Borough Council

working for our community

Application to determine if prior approval is required for a proposed: Demolition of Buildings
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	21
Suffix	
Property Name	Home Farm
Address Line 1	Woolley Bridge
Address Line 2	Hadfield
Address Line 3	Derbyshire
Town/city	Glossop
Postcode	SK13 2NX

Description of site location must be completed if postcode is not known:

Easting (x)	401005	Northing (y)	395667
Description			

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

The dutch barn building is a timber trussed roof supported off structural posts, which are all reused cast iron circular steam pipes, except that to the front right which is timber, the roof sheeting is asbestos containing material. To the rear of the trussed roof is a lean-to extension supported by timber rafters which are propped off cast iron pipes, the roof is covered in corrugated concrete sheeting. The lean-to building to the rear of the wall is a timber framed building with corrugated roofing and side cladding. Between the two buildings is a load-bearing stone wall.

Please state the reasons why demolition needs to take place

The buildings have been rendered unsafe by the method used in the construction due to the use of non-structural materials including discarded cast iron steam pipes as the main structural element with no apparent bracing. Therefore reliance from its conception on the support of the adjoining structures, which were never intended to provide it with support.

As per the structural engineer's report, this provides evidence that the buildings are not unsafe due to an action or inaction of a person. The dutch barn and rear barn abut one another and both sit on a dry stone wall that was not designed to act as a load bearing wall. As a result, the wall is significantly bowing and both buildings are compromised. In order to safely remove the building the stone wall will need to be removed which is load bearing in relation to the building to rear which therefore means this building needs to be removed. These buildings are unsafe due to the original method of construction not due to neglect since construction.

As a result the buildings are proposed to be demolished as the buildings are not fit for purpose and poses a serious health and safety hazard.

Please describe the proposed method of demolition

The buildings will be manually and mechanically demolished by suitably qualified Contractors.
The removal of the asbestos containing materials and disposing of shall be in accordance with Control of Asbestos Regulations 2012.

How and where would spoil/rubble be disposed of?

The stonework is to be re-purposed on the farmstead being utilised for hardstanding in farm gateways.
Asbestos containing material will be removed and disposed of by a licensed contractor accordingly.
Corrugated side cladding will be retained on site stored within another agricultural building on the holding to be used for repairs and replacement of other farm buildings on the holding.

Please provide details of the proposed restoration of the site

The site will be levelled and form part of the open farm yard of the holding.

When do you expect the works to commence (date must be post application submission)?

10/12/2023

When do you expect the works to be completed (date must be post application submission)?

31/12/2023

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes
☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☐ Yes
☒ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☐ Yes
☒ No

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?

- ☒ The agent
☐ The applicant
☐ Other person

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

GEN/2023/0064

Date (must be pre-application submission)

02/10/2023

Details of the pre-application advice received

Confirmation that the building has not been rendered unsafe by the action or inaction of any person having an interest in the land. On this basis the demolition would fall within Schedule 2 Part 11 Class B of the Town and Country Planning General Permitted Development Order.

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jessica Heywood

Date

09/11/2023