

OUR REF: 460/CC

6th February 2026

PRIVATE AND CONFIDENTIAL

High Peak Borough Council

Planning Department

Buxton Town Hall

Market Place

Buxton SK13 8AF

Dear Sir/Madam,

PLANNING APPLICATION SUBMISSION 19 UNION ROAD, NEW MILLS, DERBYSHIRE SK22 3EL

I am instructed on behalf of Mr Ian Potts to submit a planning application for the change of use of the upper floors of 19 Union Road, New Mills, Derbyshire SK22 3EL. The proposed description of development is:

“Change of use from Commercial, Business and Service (Use Class E), to Use Class C3, dwelling/ short-term holiday let and associated works.”

The application is supported by the following submitted documents

- Covering letter
- Application Form and Certificate of Ownership
- Heritage Statement
- Noise Assessment
- Biodiversity Net Gain Statement of Exemption, February 2026

- Site Location Plan
- Survey as Existing (Floorplans and Elevations) ref: 01
- Proposed Plans, Section and Rear Elevation ref: 02 Rev A
- Existing and Proposed Loft Plans ref: 03 Rev A
- Existing and Proposed Site Plan Location Plan ref: 04

The applicant has paid the planning application fee directly which is £673.00 (including the administration fee).

Justification for the Proposed Development

The property is a mid-terrace, comprising traditional stone and slate construction and located within the defined settlement boundary of New Mills. Access to the upper floors is through the front of the building, where internally the access is then split for the ground floor commercial unit and the upper floors. To the rear is a large courtyard that can accommodate 2 vehicles and bin storage. The site is devoid of any landscape features and thus a Biodiversity Net Gain Statement of Exemption is submitted in support of the planning application.

The application site comprises a previously developed site in the urban area, with excellent access to public transport and day to day convenience facilities and local employment opportunities. The application site is well positioned with good access to the Peak District National Park.

The application seeks full permission for the proposed conversion on the first floor and attic space from Use Class E commercial, business and storage use where the floorspace was previously used as office space and storage to a flexible use class C3 dwelling/ with short-term let holiday usage. The proposed 3 bedroom property floor area is 95sq.m and meets minimum space standards for a 2 storey dwelling.

The applicant has undertaken the internal works which were not development under the terms of the Town and County Planning Act 1990 s55 and did not require planning permission.

Works to insert the rooflights have been undertaken and building regulations sign off now confirmed for completed works have taken place. As such planning permission is sought for these works and the change of use. The property has not been occupied as a dwelling or a short-term let holiday let.

The office and storage use is no longer required by the ground floor premises, thus enabling this change of use request to the Local Planning Authority.

Section 38(6) of The Planning and Compulsory Purchase Act (2004) advocates that development control decisions must be undertaken in accordance with the adopted Development Plan unless material considerations indicate otherwise.

Material considerations can incorporate a range of matters, including physical attributes of the site, benefits arising from the development, other Development Plan policies and supplementary planning documents, the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

For the purposes of this application, the Development Plan comprises:

- High Peak Local Plan, adopted 2016.

The proposals map which forms part of the Local Plan identifies the property is located within the New Mills settlement boundary, within the New Mills Conservation Area and the New Mills Town Centre area (and Local Plan sub area central area).

Key relevant considerations of the Development Plan allocations include the following policies along with several other relevant policies:

- Policy H1 Location of Housing Development- which supports the effective use and the change of use of existing buildings to residential. The application complies with this policy.

- Policy E1 Employment Development- seeks to protect employment land. Consideration is given below to employment matters.
- Policy S2 Settlement Hierarchy- seeks to direct development to the most sustainable locations, New Mills is a priority Market Town. The application complies with this policy.
- Policy E4 Change of Use of Existing Business Land and Premises- this policy allows the change of use business premises for non-employment uses subject to demonstrating the employment use is non- viable and by undertaking marketing evidence or the proposed change of use is required as enabling development of an existing employment premises. This is considered further below.
- Policy S6 Central Sub- area, supports the growth of new housing in New Mills, supports the growth of diversification of employment uses, and encourages the growth of tourism. The application complies with this policy.
- Policy E6 promoting Peak District Tourism and Culture- advocates for new supporting visitor accommodation. The application complies with this policy.
- Policy EQ7 Built and historic environment- seeks to preserve historic assets. The application complies with this policy as evidenced through the submitted heritage Statement.

It is acknowledged that the application proposals cannot directly comply with policy E4, thus the applicant presents the following material considerations for noncompliance to demonstrate the acceptability of the change of use from office floorspace.

- The floorspace was used by the ground floor bakery business and it is no longer required. The change of use to an alternative use where there is known demand for residential and or holiday lets will provide an additional income and inadvertently support the longevity of the bakers.
- Whilst the planning application history at the property is acknowledged (ref DET/2025/0018) and prior approval declined to convert using permitted development

rights of the General Permitted Development Order England, 2015 as amended; the principles of the Government's allowance to the acceptability of the change of use of upper floors from commercial to residential is an important material consideration. In addition, it was declined as it did not meet the terms of that specific legislation, not on the principal of the use class.

- Policy H1 supports the conversion of buildings to residential use.
- Whilst this is a flexible housing use, it is still important to acknowledge that the property could contribute to the council's 5-year housing land supply which currently only stands at 2.85 years as per their March 2025 Monitoring Report. This in turn does mean that the Development Plan is not considered up to date and thus the presumption in favour of sustainable development as per the NPPF paragraph 11 is triggered.
- In the current economic climate, it remains incredibly important to support local town centres and high street business, in light on the online retail environment and large out of centre convenience stores. A critical way of doing this is to bring extra patronage and footfall to the high street and thus the change of use of the upper floors to residential/ holiday let will do just that, with the potential for residents and visitors to support the local shops in New Mills.
- This is a highly sustainable and accessible site and in full alignment with policy S1 and sustainable development principles.
- The application will contribute to the aspirations of policy E6 tourism in the Peak District, which advocates the need to retain and enhance serviced accommodation including supporting the provision of new serviced accommodation in towns and villages in order to encourage overnight visitor stays

The National Planning Policy Framework (NPPF) paragraph 11 advocates that planning decisions should apply a presumption in favour of sustainable development where policies of the Development Plan are out of date. There are no adverse impacts that would significantly

and demonstrably out-weight the benefits having particular regard to directing development to sustainable locations and making the effective use of land. As set out above the council cannot demonstrate a 5-year housing land supply and thus the presumption in favour is triggered.

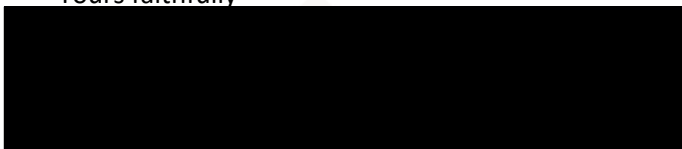
Summary

A comprehensive application is presented, that has assessed the relevant key technical matters and key planning policies and set out material considerations as to the acceptability of the proposed development. It is for these reasons the Local Planning Authority are respectfully asked to grant approval of this application.

We therefore look forward to receiving validation of the application and progressing the application with officers to a positive approval.

Should you require any further information please do not hesitate to get in touch.

Yours faithfully



CAROL CLARKE

Planning Director

CC S Potts

Enc As above