



**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. Site Address

Number	
Suffix	
Property name	Melbourne Hall, Storage Yard
Address line 1	Church Square
Address line 2	Melbourne
Address line 3	
Town/city	Derby
Postcode	DE73 8EN

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

Easting (x)	438926
Northing (y)	325040

Description	
-------------	----------------------

2. Applicant Details

Title	Mr
First name	Jeremy
Surname	Murfitt
Company name	The Melbourne Estate
Address line 1	Storage Yard
Address line 2	Church Square
Address line 3	Melbourne
Town/city	Derby
Country	United Kingdom

2. Applicant Details

Postcode

DE73 8EN

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Jeremy

Surname

Murfitt

Company name

Everything is Somewhere Ltd

Address line 1

Manor Cottage

Address line 2

60 Main St

Address line 3

Town/city

West Leake

Country

United Kingdom

Postcode

LE12 5RF

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

632.00

Unit

Sq. metres

5. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use.

Erection of a Coffee Pod and Canopy at The Courtyard, Church Square, Melbourne Hall, Melbourne, DE73 8EN

5. Description of the Proposal

Has the work or change of use already started? ☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Informal seating area. The Coffee Pod has been placed on site although not "fixed".

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

7. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Coffee Pod - vertical tongue and groove softwood cladding in dark navy blue stain with same colour serving shelf on the front and side elevation Canopy - no walls but exposed hardwood timber beams (9 off) forming the frame.

Roof	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Coffee Pod - hipped roof is clad with slate tiles and has fine lead detailing with cast iron style rainwater goods Canopy - Hardwood Timber frame with a a retractable canopy providing shelter from rain and sun

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

15946 MH Canopy Loc - Location Plan
15968 MH Canopy Applic - Application Plan
15948 MH Canopy Topo - Topographical Survey
Planning Statement
Design and Access Statement
Heritage Statement
20027-GC-XX-ZZ-DR-A-0004B-Proposed Site Layout
20027-GC-XX-ZZ-DR-A-0005A-Proposed Coffee Pod
20027-GC-XX-ZZ-DR-A-0006A-Proposed External Canopy

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

- 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

9. Vehicle Parking

- Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

10. 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'.

11. Assessment of Flood Risk

- Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a 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
- ☐ Existing water course
- ☒ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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:

12. Biodiversity and Geological Conservation

- ☐ 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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☒ Other
- ☐ Unknown

Other

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

14. 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

15. Trade Effluent

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

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

Use Class	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)
A4 - Drinking establishments	0	0	55.7	55.7
Total	0	0	55.7	55.7

17. All Types of Development: Non-Residential Floorspace

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ☐ Yes ☒ No

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

22. 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

23. 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	Mr
First name	
Surname	
Reference	DMpp/2021/0493

Date (Must be pre-application submission)

Details of the pre-application advice received

There are a number of things being proposed as part of this pre-app enquiry.

1. The conversion of existing building - NOT RELEVANT TO THIS APPLICATION
2. The erection of a building for use a coffee takeaway "pod"

23. Pre-application Advice

3. The erection of a wooden canopy
4. Proposed new car park.

2 and 3 - Coffee Pod and Wooden Canopy

In regards to the principle of development the proposed coffee pod, both previously fell under the A4 Use Class, however this has now been revoked and would be considered a sui generis use class. When assessing the proposal against policies of the local plan, it is considered that Policy RTL1 – Retail Hierarchy would still be appropriate. The policy supports development within Use Classes A1, A2, A3, A4 and A5 within local centres within key service villages. Given that the proposed use was previously considered an A4 use class and given the sites close proximity to the village centre and other surrounding uses that fall within A1-A5 I am happy that the proposal could be supported in principle. With the site being within the Melbourne's Conservation Area and being a Grade I Listed Building, the comments provided by our Conservation Officer will be very important to determine the impact on heritage assets. Based on his comments at the bottom of the email, subject to some design changes the proposal can be supported. We will consult with Environmental Health in regards to noise, air pollution that may arise from the proposed development, given that the site is screened by a large wall I would not expect there to be any concerns subject to conditions to control opening hours and music levels etc. Some of the proposed works would appear to fall within the root protection area of a large mature tree protected by TPO 30, I would expect any application to be supported by an arboricultural method statement which details how damage to the roots will be avoided and what protection measures will be carried out and also a tree survey which shows the root protection area of the trees and how these are impacted by the development.

4 - Proposed new car park.

The site is an undeveloped arable field and lies outside of Melbourne's settlement boundary. Outside of settlement boundaries (as defined by policy SDT1) development will be assessed against policy BNE5. Policy BNE5 lists a number of exception policies which it allows for. Of these the only one which would be appropriate is policy INF10 – Tourism development. The policy supports tourism development within or adjoining the urban area or the key service villages. It is considered that the site would be adjacent to the settlement boundary and Melbourne is a key service village, so in this regard it is supported. Part B of the policy also states that 'The District Council will seek to maximise opportunities to deliver new, or improve existing sustainable access arrangements..' This could be worked into the scheme, with parking provision pro

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	Jeremy
Surname	Murfitt
Declaration date (DD/MM/YYYY)	24/11/2021

☒ 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. ☒

26. Declaration

Date (cannot be pre-application)

24/11/2021