

Barber, Teresa

From: Plant, Faye
Sent: 04 December 2015 10:37
To: Planning (HPBC)
Subject: FW: 3681 Long Lane HPK/2015/0497

S Baker additional comments

From: Baker, Steve (Economy, Transport & Environment) [mailto:Steve.Baker@derbyshire.gov.uk]
Sent: Friday, December 04, 2015 9:44 AM
To: Plant, Faye
Subject: RE: 3681 Long Lane HPK/2015/0497

Dear Faye,
I can confirm that the report is here and that the condition may therefore be discharged.
Regards
Steve

Steve Baker MA MCifA, **Derby and Derbyshire Development Control Archaeologist**,
Economy, Transport and Environment, Derbyshire County Council, Shand House, Dale Road South, Matlock,
Derbyshire DE4 3RY
steve.baker@derbyshire.gov.uk

From: Plant, Faye [mailto:Faye.Plant@highpeak.gov.uk]
Sent: 01 December 2015 08:30
To: Baker, Steve (Economy, Transport & Environment)
Subject: FW: 3681 Long Lane HPK/2015/0497

Hi Steve,

Please see Amandas email re the WSI for land at southern end of long lane chapel, has this been submitted to the derbyshire HER/oasis?

Kind regards,

Faye Plant

Planning Officer
High Peak Borough Council
(tel: 01298 28400 ext 3656)

From: Amanda Oakden [mailto:amanda.oakden@seddonhomes.co.uk]
Sent: Monday, November 30, 2015 9:25 PM
To: Plant, Faye
Subject: Re: 3681 Long Lane HPK/2015/0497

Hi Faye

I will get you the info on walls, windows and doors - I have just requested this info from the Design and Development Manager.

No problem re time extension - I will send a separate email for your file.

I don't think there is any more highway info - we have addressed the info of the travel plan on a separate email and the Highways Officers have all been dealt with now so that should be it I think.

I am waiting on the revised planting plan - this is being done today/tomorrow. I have the revised house type drawings including chimney's I just need to check they are right and once this is done I will send them over.

Yes the archaeological report has been sent to Steve Baker I believe so this should all be sorted now.

Kind regards
Mandy

From: Plant, Faye <Faye.Plant@highpeak.gov.uk>

Sent: 30 November 2015 11:27

To: Amanda Oakden

Subject: RE: 3681 Long Lane HPK/2015/0497

Hi Amanda,

Thanks for this. These materials are fine, please can you confirm details for other walling within the site, and also windows and doors?

A letter detailing the schedule of materials is fine, and also if you could provide the samples too, to our offices at Buxton Town Hall.

I also think it would be worth extending the time limit to allow for drafting of conditions and agreement of the finer detail of wording as the decision date is the same date as committee. Would you be in agreement under para 34 of the DMPO for a short time extension, say until Monday 21st January to allow for this? The application will still be heard at 14th Dec committee.

Also can you confirm when the revised planting plan is to be submitted? I understand im still waiting for some highway information also, is that correct?

I also note that the DCC archaeologist has agreed the condition, following its submission to relevant Derbyshire HER/Oasis. Has this been done so I can clear the condition?

I look forward to hearing from you,

Kind regards,

Faye Plant

Planning Officer
High Peak Borough Council
(tel: 01298 28400 ext 3656)

From: Amanda Oakden [<mailto:amanda.oakden@seddonhomes.co.uk>]

Sent: Friday, November 27, 2015 10:05 AM

To: Plant, Faye

Subject: RE: 3681 Long Lane HPK/2015/0497

Hi Faye

We are thinking of using the Edenhall Darlstone Walling buff black pitched and the Forticrete minislate in slate grey.

I have samples here I can provide you with?

What else do you need in terms of me submitting this formally? Will a letter with this detail to upload onto the website be sufficient?

Thanks Faye
Mandy

From: Plant, Faye [<mailto:Faye.Plant@highpeak.gov.uk>]
Sent: 26 November 2015 14:02
To: Amanda Oakden <amanda.oakden@seddonhomes.co.uk>
Subject: RE: 3681 Long Lane HPK/2015/0497

Hi Amanda,

I think its easier for you to submit details now and we can agree these as part of the application, if youre not at that stage if you could give us a written indication and/or manufacturers specs so I can advise committee as its likely to be one of their main concerns and then formally agree via condition later on,

Thanks,

Faye Plant

Planning Officer
High Peak Borough Council
(tel: 01298 28400 ext 3656)

From: Amanda Oakden [<mailto:amanda.oakden@seddonhomes.co.uk>]
Sent: Thursday, November 26, 2015 1:38 PM
To: Plant, Faye
Subject: RE: 3681 Long Lane HPK/2015/0497

Thanks Faye – I've got the team working on changes so I will get the info to you ASAP.

We have details of materials now as well. Can this be included in this application or do I need to make a separate application to discharge the outline condition? I don't mind either way – I have looked into it now because the Parish Council asked what we were proposing. Will you need samples? I think the materials are being used at the Barratt site Octavia Gardens so they shouldn't be contentious.

Kind regards
Mandy

From: Plant, Faye [<mailto:Faye.Plant@highpeak.gov.uk>]
Sent: 26 November 2015 10:49
To: Amanda Oakden <amanda.oakden@seddonhomes.co.uk>
Subject: RE: 3681 Long Lane HPK/2015/0497

Hi Amanda,

Im not expecting to reconsult, next mon/Tuesday if at all possible ,

faye

From: Amanda Oakden [<mailto:amanda.oakden@seddonhomes.co.uk>]

Sent: Thursday, November 26, 2015 10:04 AM

To: Plant, Faye

Subject: RE: 3681 Long Lane HPK/2015/0497

Hi Faye

Thank you for coming back to me.

Yes this will be an amenity strip and it is on a slant to allow for visibility to the drive on the plot further north. I think the slant provides a better relationship with the property next door as well. I will get the landscape planting plans updated now so this should make it a bit clearer. What is your deadline for the revised drawings to come to you for us to still make the committee on the 14th? Do you need to re-consult?

Thanks again
Mandy

From: Plant, Faye [<mailto:Faye.Plant@highpeak.gov.uk>]

Sent: 26 November 2015 09:41

To: Amanda Oakden <amanda.oakden@seddonhomes.co.uk>

Subject: RE: 3681 Long Lane HPK/2015/0497

Hi Amanda,

Yes this is fine, thank you. Just a query as to why the hedge is on a slant on the north plot and presuming that the land between the hedge and highway is a grassed amenity strip? Can you confirm?

Thanks,

Faye Plant

Planning Officer
High Peak Borough Council
(tel: 01298 28400 ext 3656)

From: Amanda Oakden [<mailto:amanda.oakden@seddonhomes.co.uk>]

Sent: Thursday, November 26, 2015 9:38 AM

To: Plant, Faye

Subject: FW: 3681 Long Lane HPK/2015/0497

Hi Faye

Sorry to be a pain but please can you let me know if you are happy with the revised layout?

I just don't want to jeopardise us going to the December committee!

Many thanks
Mandy

PS I'm on my mobile 07811 132 985 if you want to discuss

From: Amanda Oakden
Sent: 25 November 2015 12:22
To: Plant, Faye <Faye.Plant@highpeak.gov.uk>
Subject: Fw: 3681 Long Lane HPK/2015/0497

Hi Faye

We have looked to address the issue of properties backing onto Long Lane opposite Longmeade and after a few iterations the attached is a change we could support. We do not want to back onto the site side either as this just creates another problem. I think this is a good compromise all round. Please can you confirm you are happy with this approach and I will get all supporting documents revised. What is the latest you can receive revised documents and still make it to the December committee?

We have had comments back from Paul Edwards and he seems happy so if we can make this final change I think we are almost there.

You will also note on this layout a change to the rear of plots 69 to 71 to remove the area of POS that had little overlooking etc that Sally Curley raised as an issue. Are you happy with this? In terms of her other comments with regard to not needing to create a community parkland and wanting a commuted sum instead I think this issue has already been debated at the outline stage. The commuted sums are all agreed and are detailed in the s106 so I will proceed on the basis that we will provide the community parkland and secure the maintenance of all POS on site via a management company that the residents will all contribute towards.

I look forward to hearing from you.

Many thanks and kind regards
Mandy

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