



**APPEAL BY MR AND MRS B LAWTON, LAND
AT BIRCH HOUSE, SPINNERBOTTOM,
BIRCH VALE SK22 1DH**

PINS REF: APP/H1033/W/16/3147202

STATEMENT OF COMMON GROUND

October 2016

TOWN PLANNING SERVICES

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Introduction

This Statement of Common Ground is made between the Appellants Mr and Mrs B Lawton and High Peak Borough Council in connection with planning application HPK/2015/0283 which is now the subject of appeal ref: APP/H1033/W/16/3147202 and concerns the proposed demolition of the existing buildings and replacement with 3 no detached dwellings at Birch House, Spinnerbottom, Birch Vale, SK22 1DH

Matters which are agreed as common ground

1. The Appeal Site amounts to 0.405 hectares. The site was formerly used as an abattoir and knackers yard and latterly as an abattoir and incinerator.
2. The Appeal Site and its surroundings falls within the designated North West Derbyshire Green Belt.
3. The Appeal Site is protected by TPO 52.
4. A bus stop is sited at the entrance to the Appeal Site serving Hayfield and Marple where a change can be made for Stockport.
- 5.. The Appeal Site taken from the entrance of the site adjoining Spinnerbottom is approx 800m (0.5 mile) distance from Thornsett Primary School.

Matters which are the subject of specific disagreement

1. The viability of the Appeal Site in continuing in employment use.
2. The condition of the existing buildings on the Appeal Site.
3. The suitability of the approach to and means of access into the Appeal Site and within the site itself for employment use.
4. The effective marketing of the Appeal Site.
5. The impact of the proposed development on existing trees and whether the group value of the woodland would remain as a result.
6. The extent to which the proposed development would have any impact on the landscape within which the Appeal Site is located and if so whether that impact would be a negative one.
7. Whether the proposed development would constitute inappropriate development within the Green Belt.
8. The design of the proposed development, including use of materials and its appropriateness or otherwise given the location of the Appeal Site.

Signed on behalf of the Appellant

Date -----/-----/-----

Position -----

Signed on behalf of the Local Planning Authority

Date -----/-----/-----

Position -----