
From: Simpkin, Rachael.
Sent: 20 February 2018 16:30
To: Planning (HPBC)
Subject: FW: Higher Brook House Farm

Hi Planning Support,

Please upload EHO comments to website and R:drive please.

Kind regards,

Rachael

Rachael Simpkin
Senior Planning Officer (Majors)
Development Services

Highpeak Borough Council and Staffordshire Moorlands District Council

T: 01538 395 400 x4122

Working Days: Monday, Tuesday and Wednesday am

From: Rhodes, Matthew
Sent: 20 February 2018 16:19
To: Simpkin, Rachael.
Subject: RE: Higher Brook House Farm

Hi Rachael

The amended acoustic report may be accepted.

- Aspen Environmental ref: L.2390 v2, dated 11th February 2018

The report demonstrates that noise from the kennels is unlikely to be significantly above predicted background noise levels at nearby noise sensitive properties, and with the application of appropriate conditions the development can be regulated to prevent significant loss of amenity. In light of the contents of the report the following conditions are recommended, these may differ slightly from previous recommendations.

We also need a condition that ties the use of the kennel to the ownership of Higher Brook House Farm, as the kennel would likely constitute a nuisance if the Farm was owned by a 3rd party. I've suggested a condition below, but I suspect you may want to think about alternate wording.

1. Noise limits

Rated noise levels from the site shall not exceed the following criteria when measured (or calculated) at the boundary of any current residential property:

- 50dB LAeq,1hrs (freefield), during the day (0700-2300hrs)
- 45dB LAeq,15mins (freefield), and 45dB(A)LAmax, during the night (2300-0700hrs)

Where these levels exceed background noise levels. All measurement, rating and calculations shall be undertaken in accordance with BS4142: 2014, unless agreed in writing by the LPA

2. Maximum Occupation

The kennels shall not be occupied by more than 35 dogs between the hours 19:00 and 08:00.

3. Curfew - Outside exercise area

Dogs shall not use the outside exercise area and shall not have access to external runs, between 19.00 and 07:00. The kennel door separating the sleeping area from the run shall be of a solid construction to limit sound transmission.

4. Sound Insulation

Prior to the first use or occupation of the development as hereby permitted, the kennel building shall have been constructed or modified to provide sound insulation against internally generated noise in accordance with a scheme devised by a competent person and agreed, in writing, by the Local Planning Authority.

The insulation scheme shall ensure a sound reduction of not less than 28dB(A) with all window and door openings closed, and external kennel runs closed. The insulation shall be maintained as agreed thereafter.

5. The use hereby permitted shall remain in the ownership of the occupier of Higher Brook House Farm.

Matthew Rhodes
Environmental Health Officer (Pollution Specialist)

High Peak Borough Council, Town Hall, Buxton, Derbyshire. SK17 6EL
Staffordshire Moorlands District Council, Moorlands House, Stockwell Street, Leek, Staffordshire. ST13 6HQ
Tel: 01298 28400 (ext 4457)
Mobile:
E-mail: Matthew.Rhodes@highpeak.gov.uk Matthew.Rhodes@staffsmoorlands.gov.uk
Website: www.highpeak.gov.uk www.staffsmoorlands.gov.uk



From: Simpkin, Rachael.
Sent: 19 February 2018 10:09
To: 'Murdoch,Sue (Economy Transport and Communities)'; Pakpahan, Helen; Gillespie, Monica; Rhodes, Matthew
Subject: RE: Higher Brook House Farm
Importance: High

Dear All,

Would you kindly provide comments on the amended scheme ASAP please. Comments from SMDC Regeneration would be useful.

Kind regards,

Rachael

Rachael Simpkin
Senior Planning Officer (Majors)
Development Services

Highpeak Borough Council and Staffordshire Moorlands District Council

T: 01538 395 400 x4122

M: 07976 753719

Working Days: Monday, Tuesday and Wednesday am

From: Graeme Perry [<mailto:graeme@gjperry.co.uk>]

Sent: 16 February 2018 12:18

To: Simpkin, Rachael.

Cc: "Naomi Spillane"; 'Murdoch,Sue (Economy Transport and Communities)'; Pakpahan, Helen; Gillespie, Monica; Rhodes, Matthew

Subject: RE: Higher Brook House Farm

Good morning Rachael,

I am away all day today but have arranged for this e-mail to be sent to you. I am back on Monday.

I attach a revised drawing incorporating the landscaping and highways comments which hopefully deals with those matters.

Regards,

Graeme

E-mail from: graeme@gjperry.co.uk

G.J.Perry Planning Consultant &
Commercial Property Surveyor,
62 Carter Street,
Uttoxeter,
Staffordshire.
ST14 8EU

Tel:
01889 566107

IMPORTANT NOTICE:

This e-mail is confidential to the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.

If you receive this e-mail and you are not the addressee, please advise the sender immediately and delete it from your system.

This e-mail has been checked by the latest version of Norton 360 Anti-Virus

From: Simpkin, Rachael. [<mailto:Rachael.Simpkin@staffsmoorlands.gov.uk>]

Sent: Wednesday, February 14, 2018 5:48 PM

To: graeme@gjperry.co.uk

Cc: 'Naomi Spillane' (naomispillane7@gmail.com) <naomispillane7@gmail.com>; 'Murdoch,Sue (Economy Transport and Communities)' <Sue.Murdoch@derbyshire.gov.uk>; Pakpahan, Helen <Helen.Pakpahan@highpeak.gov.uk>; Gillespie, Monica <Monica.Gillespie@highpeak.gov.uk>; Rhodes, Matthew <Matthew.Rhodes@highpeak.gov.uk>

Subject: FW: Higher Brook House Farm

Importance: High

Hi Graeme,

Pls comments from Sue Murdoch which are clear and my recommendation is to provide a revised plan ASAP to address these issues as set out below.

Noise comments from EHO are awaited in respect of the recent submission of acoustic information.

Kind regards,

Rachael Simpkin
Senior Planning Officer (Majors)
Development Services

Highpeak Borough Council and Staffordshire Moorlands District Council

T: 01538 395 400 x4122

Working Days: Monday, Tuesday and Wednesday am

From: Sue Murdoch (Economy Transport and Environment) [<mailto:Sue.Murdoch@derbyshire.gov.uk>]
Sent: 14 February 2018 16:34
To: Simpkin, Rachael.
Subject: RE: Higher Brook House Farm

Rachael

I have now spoken with the Project Engineer about the proposals.

Given that the existing field gate has only infrequent agricultural use, the proposals would represent an intensification in use of said access which is onto a principal route subject to a 50mph speed limit.

Whilst the applicant would appear to be in sufficient controlled land either side of the access point to provide exit visibility sightlines of 2.4m x 120m in both directions, the drawings are not accurately demonstrating this in the conventional recognised manner. The annotation that trees should be planted 'along the roadside' is misleading hence the comments about setting back sufficiently such that no part of any tree, its stock proof fencing or combination of trees and associated stock proof fencing is within the sightline. Without accurate sightlines drawn it is not possible to define suitable locations for the trees.

There is no need to show a sightline of 350m.

If the applicant is unwilling or unable to provide further revised drawings at this stage then this Authority would recommend a pre-commencement condition to provide a detailed scheme design of the access, visibility sightlines and tree planting for prior written approval.

Sue Murdoch | Highways Development Control
Economy, Transport and Environment | Derbyshire County Council
County Hall, Matlock, Derbyshire DE4 3AG
Tel: 01629 538694



From: Simpkin, Rachael [<mailto:Rachael.Simpkin@staffs Moorlands.gov.uk>]
Sent: 07 February 2018 17:54

To: Sue Murdoch (Economy Transport and Environment) <Sue.Murdoch@derbyshire.gov.uk>

Subject: FW: Higher Brook House Farm

Hi Sue,

Can you counter respond please?

Kind regards,

Rachael

Rachael Simpkin
Senior Planning Officer (Majors)
Development Services

Highpeak Borough Council and Staffordshire Moorlands District Council

T: 01538 395 400 x4122

Working Days: Monday, Tuesday and Wednesday am

From: Graeme Perry [<mailto:graeme@gjperry.co.uk>]

Sent: 07 February 2018 17:53

To: Simpkin, Rachael

Cc: Gillespie, Monica; Rhodes, Matthew; 'Murdoch,Sue (Economy Transport and Communities)'

Subject: RE: Higher Brook House Farm

Good afternoon Rachael,

Thank you for the e-mail.

Your colleague is misreading the plan. The 2.4m visibility distance is between the two marks and taken from the western edge of the nearside carriageway as per DCH advice. I do not understand the use of the phrase 'opposing lane'.

As we stated previously with the landscaping proposals, it is not possible to show everything on an A1 drawing which includes the full visibility splays which are 350m + to the north and 150m + to the south..

All planting is both stated and shown on plan as being behind the walls and fencing onto the A6, As these features are well behind the visibility splay, your colleague's comments are not understood.

We made it clear at the meeting and in the planning statement that the proposed kennels would only operate on an appointment system.

In Light of the above, I see no reason to alter the plan.

Regards,

Graeme

E-mail from: graeme@gjperry.co.uk

G.J.Perry Planning Consultant &
Commercial Property Surveyor,
62 Carter Street,
Uttoxeter,

Staffordshire.
ST14 8EU

Tel: 07966 154984 - preferred
01889 566107

IMPORTANT NOTICE:

This e-mail is confidential to the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.

If you receive this e-mail and you are not the addressee, please advise the sender immediately and delete it from your system.

This e-mail has been checked by the latest version of Norton 360 Anti-Virus

From: Simpkin, Rachael [<mailto:Rachael.Simpkin@staffsmoorlands.gov.uk>]
Sent: Wednesday, February 7, 2018 5:18 PM
To: graeme@gjperry.co.uk
Cc: Gillespie, Monica <Monica.Gillespie@highpeak.gov.uk>; Rhodes, Matthew <Matthew.Rhodes@highpeak.gov.uk>; 'Murdoch,Sue (Economy Transport and Communities)' <Sue.Murdoch@derbyshire.gov.uk>
Subject: FW: Higher Brook House Farm

Hi Graeme,

It is advised that an amended plans are submitted ASAP so that we can avoid pre-commencement conditions if possible as per issues set out by highways below.

Kind regards,

Rachael Simpkin
Senior Planning Officer (Majors)
Development Services

Highpeak Borough Council and Staffordshire Moorlands District Council

T: 01538 395 400 x4122

Working Days: Monday, Tuesday and Wednesday am

From: Sue Murdoch (Economy Transport and Environment) [<mailto:Sue.Murdoch@derbyshire.gov.uk>]
Sent: 07 February 2018 17:06
To: Simpkin, Rachael
Subject: FW: Higher Brook House Farm
Importance: High

Rachael
Proposed kennels – new access from A6 Fairfield Buxton TP14735
HPK/2017/0592

Whilst not actually demonstrated the drawings have been annotated to the effect that exit visibility sightlines of 2.4m x 120m are achievable in both directions – you will be aware that this should be to the same nearside carriageway channel level in both directions and not the opposing lane. The full extent of the sightlines should have been shown on the drawings.

The applicant is proposing tree planting 'at roadside' – whilst it is presumed that they will not actually be within the public highway but in the field. However, there are still certain criteria regarding said tree planting that would need

to be addressed. There can be no part of any proposed tree or any combination thereof (or combination with any existing trees) obstructing exit visibility i.e. branch/canopy/spread/epicormic/seasonal growth etc. All the proposed trees should all be set back an appropriate distance to ensure this.

Refuse collection arrangement noted – I presume your Authority can verify that this will be acceptable to the refuse collection organisation?

Stock-proof fencing noted.

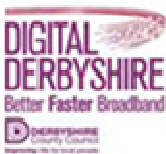
Surfacing materials noted.

Parking/turning for two vehicles noted.

This Authority would also recommend that a booking/appointment system is operated to further reduce potential conflict between vehicles attempting to enter or leave the site at same time.

If you consider that the above could be reasonably dealt with by condition in the absence of further revised drawings please advise.

Sue Murdoch | Highways Development Control
Economy, Transport and Environment | Derbyshire County Council
County Hall, Matlock, Derbyshire DE4 3AG
Tel: 01629 538694



From: Simpkin, Rachael [<mailto:Rachael.Simpkin@staffs Moorlands.gov.uk>]
Sent: 07 February 2018 16:24
To: Sue Murdoch (Economy Transport and Environment) <Sue.Murdoch@derbyshire.gov.uk>; Rhodes, Matthew <Matthew.Rhodes@highpeak.gov.uk>; Gillespie, Monica <Monica.Gillespie@highpeak.gov.uk>
Subject: FW: Higher Brook House Farm
Importance: High

Hi All,

Please find revised comments attached FYI and urgent comment please.

Kind regards,

Rachael Simpkin
Senior Planning Officer (Majors)
Development Services

Highpeak Borough Council and Staffordshire Moorlands District Council

T: 01538 395 400 x4122

Working Days: Monday, Tuesday and Wednesday am

From: Graeme Perry [<mailto:graeme@gjperry.co.uk>]
Sent: 07 February 2018 16:21
To: Simpkin, Rachael
Subject: RE: Higher Brook House Farm

Good Afternoon Rachael,

Please find attached the revised drawing showing the additional detail requested.

1. The track is an existing one and, as Mr Spillane stated at the meeting, it is grass overgrown at the moment and it will be re-stoned.
2. The visibility splay is greater than 120m in each direction at 2.4m from the edge of the carriageway. The surfacing of the first 12m will heighten the track level thereby minimizing any slope into the field and it will be level for more than the 2.4m splay requirement. All present and proposed trees sit behind the splay line
3. The stock proof fencing is now annotated on the plan
4. Two on site car parking places are shown on the plan and more than sufficient turning space is shown. The track will be rarely used by farm vehicles (as at present).
5. There will be no service vehicle deliveries to/removal from the building. All deliveries will be made to the main farm area and refuse and other waste will be taken down to the farm yard and dealt with from there. The topography of the farm to the south and west dictates this as you may recall from the meeting. My Clients are anxious to reduce the impact of the development into the countryside as you have advised: The track and its use will therefore be as minimal as possible.

Please let me know if you need anything further.

Regards,

Graeme

E-mail from: graeme@gjperry.co.uk

G.J.Perry Planning Consultant &
Commercial Property Surveyor,
62 Carter Street,
Uttoxeter,
Staffordshire.
ST14 8EU

Tel: 07966 154984 - preferred
01889 566107

From: Simpkin, Rachael [<mailto:Rachael.Simpkin@staffs Moorlands.gov.uk>]
Sent: Monday, February 5, 2018 2:17 PM
To: graeme@gjperry.co.uk
Cc: 'Naomi Spillane' (naomispillane7@gmail.com) <naomispillane7@gmail.com>; Pakpahan, Helen <Helen.Pakpahan@highpeak.gov.uk>; Gillespie, Monica <Monica.Gillespie@highpeak.gov.uk>; Rhodes, Matthew <Matthew.Rhodes@highpeak.gov.uk>; 'Murdoch,Sue (Economy Transport and Communities)' <Sue.Murdoch@derbyshire.gov.uk>
Subject: FW: Higher Brook House Farm
Importance: High

Hi Graeme,

Pls find highway comments below raising issues requiring revised plan information, which I suggest should be addressed ASAP in view of deadlines.

Kind regards,

Rachael Simpkin
Senior Planning Officer (Majors)
Development Services

Highpeak Borough Council and Staffordshire Moorlands District Council

T: 01538 395 400 x4122

From: Sue Murdoch (Economy Transport and Environment) [<mailto:Sue.Murdoch@derbyshire.gov.uk>]
Sent: 05 February 2018 14:15
To: Simpkin, Rachael
Subject: Higher Brook House Farm

Rachael

Proposed kennels – new access from A6 Fairfield Buxton TP14735
HPK/2017/0592

I am in receipt of the re-consultation regarding the above proposals and I note that the applicant is now proposing to use a new access to the A6 to serve the kennels. Currently there is a field gate serving agricultural land and no track. The access does not meet current design criteria - as an agricultural access there would be infrequent traffic movements. As such the proposals would result in the an intensification in use of a substandard access.

The applicant needs to demonstrate that appropriate exit visibility commensurate with approaching 85% percentile vehicle speeds can be achieved in both directions from a 2.4m set-back distance.

Since there is no formal track a suitable one will need to be provided - it will need to be constructed in a suitable material so that it can be used in inclement weather. I note that the drawings show at least the first 12m in 'tarmac', a passing place and gates set-back 12m which are acceptable from a highway point of view.

The applicant will need to consider appropriate stockproofing measures to contain livestock whilst gates are opened,

Additionally the applicant needs to demonstrate an appropriate level of on-site parking. On site turning is required given that the fronting road is a busy principal route (A6) and the distance from the public highway to enable vehicles to enter and exit the site in a forward gear.

The applicant will need to consult with the relevant refuse collection department to ascertain details of what will be acceptable to them in terms of number and location of bins and means of access. Bin storage should not obstruct the private drive access, parking or turning provision. Additionally a dwell area for bins should be provided, clear of the public highway, for use on refuse collection days.

The turning facility should be suitable for the largest vehicle likely to require access i.e. service/delivery/refuse specialist refuse vehicle.

Please ask the applicant to provide revised drawings suitably resolving the above matters and upon receipt I would comment further.

Sue Murdoch | Highways Development Control
Economy, Transport and Environment | Derbyshire County Council



This email or email thread section has been classified CONTROLLED - This email requires controlled access by Council personnel and / or intended recipient(s) only. This email may contain business or personal information.

Think before you print! Save energy and paper. Do you really need to print this email?

Derbyshire County Council works to improve the lives of local people by delivering high quality services. You can find out more about us by visiting 'www.derbyshire.gov.uk'. If you want to work for us go to our job pages on 'www.derbyshire.gov.uk/jobs'. You can register for e-mail alerts, download job packs and apply on-line.

Please Note

This email is confidential, may be legally privileged and may contain personal views that are not the views of Derbyshire County Council. It is intended solely for the addressee. If this email was sent to you in error please notify us by replying to the email. Once you have done this please delete the email and do not disclose, copy, distribute, or rely on it.

Under the Data Protection Act 1998 and the Freedom of Information Act 2000 the contents of this email may be disclosed.

Derbyshire County Council reserves the right to monitor both sent and received emails.

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive, privileged or confidential material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000.

This email and any attachments are the copyright of Staffordshire Moorlands District Council and intended for the recipient. Their contents are confidential and should not be disclosed to any third parties. Staffordshire Moorlands District Council accepts no responsibility for information unrelated to the business of the Council. If you are not the named recipient and you have received this E-mail please notify Staffordshire Moorlands District Council immediately. This E-mail and any response to it may be monitored on behalf of the Council.

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive, privileged or confidential material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000.

—

This email and any attachments are the copyright of Staffordshire Moorlands District Council and intended for the recipient. Their contents are confidential and should not be disclosed to any third parties. Staffordshire Moorlands District Council accepts no responsibility for information unrelated to the business of the Council. If you are not the named recipient and you have received this E-mail please notify Staffordshire Moorlands District Council immediately. This E-mail and any response to it may be monitored on behalf of the Council.

—

This email or email thread section has been classified CONTROLLED - This email requires controlled access by Council personnel and / or intended recipient(s) only. This email may contain business or personal information.

Think before you print! Save energy and paper. Do you really need to print this email?

Derbyshire County Council works to improve the lives of local people by delivering high quality services. You can find out more about us by visiting 'www.derbyshire.gov.uk'. If you want to work for us go to our job pages on 'www.derbyshire.gov.uk/jobs'. You can register for e-mail alerts, download job packs and apply on-line.

Please Note

This email is confidential, may be legally privileged and may contain personal views that are not the views of Derbyshire County Council. It is intended solely for the addressee. If this email was sent to you in error please notify us by replying to the email. Once you have done this please delete the email and do not disclose, copy, distribute, or rely on it.

Under the Data Protection Act 1998 and the Freedom of Information Act 2000 the contents of this email may be disclosed.

Derbyshire County Council reserves the right to monitor both sent and received emails.

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive, privileged or confidential material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000.

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive, privileged or confidential material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000.

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive, privileged or confidential material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000.

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive, privileged or confidential material and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000.