



SJ Foster Planning

Mr Mark Ollerenshaw
Planning
High Peak Borough Council
PO Box 136
Buxton
SK17 1AQ

22 January 2021

Dear Mark

Reserved Matters application to satisfy condition 3 of HPK/2016/0108 - Site off Dollywood Close, Buxworth SK23 7NL

On behalf of the applicant, Corridor Ltd, please find enclosed a Reserved Matters application which seeks the detailed approval of the following matters at the above site:

- Access
- Appearance
- Landscaping
- Layout
- Scale

A separate condition discharge application has been made in parallel to discharge pre-commencement conditions 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, and 19, many of which have commonality with the above Reserved Matters.

The Reserved Matters details do not deviate from the indicative plans submitted in support of HPK/2016/0108 and, as such, should not be controversial.

As agreed with you on 11 September 2020, under the Business and Planning Act 2020 the time limit for implementation of this outline planning permission and submission of Reserved Matters has been automatically extended until 1st May 2021.

In the time since the outline application was approved, the S106 obligations have been removed by committee (11 March 2019), ownership of the land adjacent to the Dollywood Close carriageway has been agreed, and access provisions with the previous landowners have been agreed. The issue of access for farm vehicles is discussed in detail below.

Access

See plan ref 534.22 Rev A.

Prior to the outline application being determined by committee and in response to an objection from a neighbour and a comment by the Ramblers Association, the applicant agreed to seek an alternative access for agricultural vehicles rather than use the diverted footpath route to the east of the site. The applicant duly made two separate planning applications for an access point off Dolly Lane (HPK/2017/0594 and HPK/2018/0154). The first of these was withdrawn prior to determination, and the second was refused on landscape impact grounds as well as the loss of trees.

Given that there was no acceptable access point off Dolly Lane, the applicant agreed with the agricultural landowners to retain an access point around the application site from Splash Lane. This access is used once or twice a year and so should not cause any significant conflict with footpath users nor lead to a demonstrable reduction in residential amenity for adjacent occupiers. There was no condition attached to the outline permission that this solution would be in conflict with.

Appearance

Plan ref 534.23 shows detailed elevations and floor plans of the proposed house type.

Landscaping

Plan ref 534.22 Rev A shows a landscaping scheme for the site. This takes account of the requirements of John Booth's Arboricultural Method Statement and the Whitcher Wildlife Tree Inspection and Bat Emergence Survey 2016 as per conditions 5, 6 and 8 respectively.

Layout

The proposed layout is shown on plan reference 534.22 Rev A.

Scale

The scale of the proposed development is shown on both layout plan 534.22 Rev A and the elevations and floorplans shown on 534.23.

I trust that these details are acceptable to you. If you require any further information, do not hesitate to contact me.

Yours sincerely

Sarah Foster MRTPI