



High Peak Borough Council

working for our community

Application for a non-material amendment following a grant of 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	Foxlow Farm
Address line 1	Harpur Hill Road
Address line 2	Harpur Hill
Address line 3	
Town/city	Buxton
Postcode	SK17 9LE
Description of site location must be completed if postcode is not known:	
Easting (x)	406694
Northing (y)	371698
Description	

2. Applicant Details

Title	Mr
First name	A
Surname	Staley
Company name	Keepmoat Homes Ltd
Address line 1	c/o agent
Address line 2	Rational House
Address line 3	32 Winckely Square
Town/city	Preston

2. Applicant Details

Country	United Kingdom
Postcode	PR1 3JJ
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Miss
First name	Abigail
Surname	Kos
Company name	Smith & Love Planning Consultants
Address line 1	Rational House
Address line 2	32 Winckley Square
Address line 3	
Town/city	Preston
Country	
Postcode	PR1 3JJ
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates? ☒ Yes ☐ No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given? ☐ Yes ☐ No ☒ Not Applicable

5. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Submission of reserved matters relating to the appearance, landscaping, layout and scale for the whole of the residential phase of the development (395 dwellings) pursuant to outline planning permission HPK/2013/0603.

Reference number:	HPK/2017/0590
Date of decision	28/06/2019

5. Description of Your Proposal

What was the original application type?

Outline planning permission: Some matters reserved

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ Householder development: Development to an existing dwelling-house or development within its curtilage
- ☒ Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Non Material Amendment to planning application HPK/2017/0590 to remove emergency access to Ashbourne Road and update boundary treatment details

Are you intending to substitute amended plans or drawings?

☒ Yes ☐ No

If yes please complete the following

Old plan/drawing numbers

L(90)900 Landscape Plan Section A Rev C
L(90)901 Landscape Plan Section B Rev C
L(90)902 Landscape Plan Section C Rev C
L(90)903 Landscape Plan Section D Rev C
L(90)904 Landscape Plan Section E Rev E
L(90)905 Landscape Plan Hedgerow Detail Rev B

New plan/drawing numbers

53016 - L(90)900D
53016 - L(90)901D
53016 - L(90)902D
53016 - L(90)903D
53016 - L(90)904F
53016 - L(90)905C

Please state why you wish to make this amendment

Removal of Emergency Access onto Ashbourne Road and update boundary treatment details

7. 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

8. 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

First name

Surname

Reference

Date (Must be pre-application submission)

01/02/2021

Details of the pre-application advice received

8. Pre-application Advice

NMA recommended by Rachael Simpkin

9. 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?

10. 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. ☒

Date (cannot be pre-application)

03/02/2021