

Kay Neild

From: Ben Pycroft <
Sent: 09 November 2020 11:57
To: Democratic Services HPBC
Subject: RE: Taxal Edge: Speaking at Committee Letter - App ref HPK/2020/0301
Attachments: Agent committee speech - Taxal Edge - 091120.docx; Agent committee speech - Taxal Edge - 091120.pdf

Morning Rachel

Please find attached my committee speech in word and PDF versions as requested.

Kind regards

Ben Pycroft BA (Hons) Dip TP MRTPI
Director



Emery Planning is proud to support the Keaton Emery Memorial Foundation. To find out more about the charity or to make a donation, please visit www.keatonemeryfoundation.com

emery
planning

Emery Planning Partnership Ltd trading as
Emery Planning
Registered in England No. 4471702

Emery Planning
1-4 South Park Court
Hobson Street
Macclesfield
SK11 8BS

Registered
office as above

The contents of this e-mail are confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed in this e-mail are those of the author and do not necessarily represent those of the company. If you are not the intended recipient (nor the person responsible for delivering to that recipient) be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error please notify Emery Planning on.

From: Democratic Services HPBC < **Sent:** 06 November 2020 11:40

To: Ben Pycroft <

Subject: RE: Taxal Edge: Speaking at Committee Letter - App ref HPK/2020/0301

<https://www.highpeak.gov.uk/article/272/Meetings-agendas-and-minutes>

Hi Ben – here's the link to the page on the website with the youtube channel – it's under the Watch Council Meetings tab.

See you Monday

Regards

Rachel

From: Ben Pycroft <

Sent: 06 November 2020 09:40

To: Alysia Davidson <Alysia.Davidson@highpeak.gov.uk>; [Democratic Services HPBC](mailto:Democratic.Services@highpeak.gov.uk)

Subject: RE: Taxal Edge: Speaking at Committee Letter - App ref HPK/2020/0301

Morning Rachel

Sorry for the delay in responding.

I am familiar with MS Teams but can we have a quick practice? Could you do 11:30?

Thank you

Ben Pycroft BA (Hons) Dip TP MRTPI
Director



Emery Planning is proud to support the Keaton Emery Memorial Foundation. To find out more about the charity or to make a donation, please visit www.keatonemeryfoundation.com

emery
planning

Emery Planning Partnership Ltd trading as
Emery Planning
Registered in England No. 4471702

Emery Planning
1-4 South Park Court
Hobson Street
Macclesfield
SK11 8BS

Registered
office as above

The contents of this e-mail are confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed in this e-mail are those of the author and do not necessarily represent those of the company. If you are not the intended recipient

(nor the person responsible for delivering to that recipient) be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error please notify Emery Planning on.

From: Democratic Services HPBC
Sent: 06 November 2020 09:16
To: Alysia Davidson <
Subject: RE: Taxal Edge: Speaking at Committee Letter - App ref HPK/2020/0301

Hi Alysia , I note that I haven't received a response to the below e mail. Please would you forward me Ben's e mail address and telephone number for Monday's meeting. If he needs a practise Teams meeting please let me know today, and it would be helpful if a copy of his presentation could be forwarded to me by 12 noon on Monday please

Thanks. Rachel

-----Original Message-----

From: Democratic Services HPBC <
Sent: 02 November 2020 14:13
To: 'Alysia Davidson' <>
Subject: RE: Taxal Edge: Speaking at Committee Letter - App ref HPK/2020/0301

Dear Alysia

Thanks for your e mail. I confirm that I have registered Ben Pycroft to speak in support of application 0301 at the meeting of DC on 9 November. Please could you let me have Ben's e mail address and mobile number.

Ben will have 3 minutes to speak. If anyone else also wishes to speak in support of the application, you will be asked to either share the time of allocate a spokesperson to speak on behalf of you all. Please would you confirm that you are happy of your contact details to be shared with anyone else also wishing to speak in support of the application.

The meeting will be held via Microsoft Teams. To check connectivity, we usually hold a test meeting with speakers prior to the day of the meeting so please let me know when on Thursday or Friday this would be convenient. (If you are confident using Teams and do not feel that a test meeting is necessary please let me know). Please aim to join the meeting by 1.15 p.m. and keep your camera off and microphone muted until asked to speak by the Chair. It would be helpful if you could provide a written script of your presentation which can be read out on your behalf should there be any connectivity issues on the day. I have attached a copy of the council's virtual speaking protocol for your information.

Regards

Rachel Rourke

-----Original Message-----

From: Alysia Davidson
Sent: 02 November 2020 10:14
To: Democratic Services HPBC <
Cc: Ben Pycroft <
Subject: Taxal Edge: Speaking at Committee Letter - App ref HPK/2020/0301

Dear Sir / Madam

Would you please register Ben Pycroft to speak as agent in support of the application.

Kindly confirm his registration by return email.

Regards,

Alysia Davidson
Professional Support

Emery Planning Partnership
4 South Park Court
Hobson Street
Macclesfield
SK11 8BS

Emery Planning Partnership Ltd trading as Emery Planning Partnership

Registered in England No 44 717 02

Registered Office as above

The contents of this e-mail are confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed in this e-mail are those of the author and do not necessarily represent those of the company. If you are not the intended recipient (nor the person responsible for delivering to that recipient) be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing or copying of this e-mail is strictly prohibited. If you have received this e-mail in error please notify Emery Planning Partnership on

-----Original Message-----

From: Planning (HPBC) <
Sent: 02 November 2020 08:09
To: support <
Subject: Speaking at Committee Letter - App ref HPK/2020/0301

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

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

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

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>

Site	Taxal Edge, Taxal, Whaley Bridge
Project	Application for 7 no. dwellings
Client	Treville Properties

Re: Committee Speech – 09/11/20

I am Ben Pycroft from Emery Planning, the agent for the application. Thank you for allowing me to speak in support of the application. Please do ask me any questions you may have about the application.

From the outset, whilst the application is described as “locally controversial” in the committee report, members will note that there have only been 10 objections submitted and there have been 6 representations in support, despite the site adjoining a residential area of around 60 dwellings. Many more objections have been submitted against residential development on other applications in this part of Whaley Bridge.

The whole site already benefits from planning permission for 11 dwellings. This “fallback position” is a material consideration which weighs heavily in favour of the application because if permission is refused, these already approved dwellings will be built.

Within this context, there is no conflict with policy H1 as the site already is and will be a residential location. The access for the site physically adjoins the built up area boundary – a point already agreed by your officers in the approval of the previous permissions at the site and in the October committee report. The site is also well related to the existing pattern of development and surrounding land uses, which comprises of large detached and semi-detached homes on Linglongs Road, Linglongs Avenue, the Rise and Beech Rise. In addition, the site is previously developed and policies H1 and EQ3 of the Local Plan allow for residential redevelopment on such sites in the open countryside.

There is also no conflict with policy H3, which requires the mix of housing to take into account the characteristics of the existing housing stock in the surrounding locality. As members will already know, the 60 dwellings to the east between the application site and Linglongs Road are predominantly detached family homes although there are some semi-detached dwellings. The proposed scheme reflects this character. In approving Barrat's scheme off Linglongs Road, the Council has already accepted that the need in Whaley Bridge for family homes does not reflect that set out in the SHMA.

In terms of amenity, a good standard of residential amenity would be provided in the form of gardens to the front and rear. Residents would also have access to plenty of open countryside and open space in this location. In the absence of any set size thresholds set within them, there can be no conflict with policy EQ6 or the SPD.

The proposed reason for refusal relating to trees has now been addressed because of the applicant and his tree consultant working hard with your officers and those of DCC. There would be a long term gain in terms of trees.

In summary, whilst your officers recommend the application be refused on grounds of principle, regrettably they have failed to properly consider the fallback position. The two opinions from our Counsel, which members will have seen explain that once this is considered there is no reason to withhold planning permission for residential development at the site in principle.

As the submitted plans including the section plans demonstrate, the proposed scheme is better than the approved schemes in design terms and particularly because of the location and height of the approved semi-detached dwellings which would be much closer to the footpath and residents of Beech Rise than any of the proposed dwellings. We therefore respectfully ask that planning permission be granted.