

High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

2 October 2022
EP ref: 17-452

Dear Sir or Madam,

Re: Planning Portal reference: PP-11577988
Application to vary condition - Bankwood, Glossop, High Peak

Please find enclosed an application to vary condition 2 attached to planning application ref. HPK/2021/0676, granted 11th April 2022 for *Variation of condition 2 following grant of HPK/2021/0313*. The application is submitted on behalf of Loxley Homes.

The application documents have been submitted via the Planning Portal.

Condition 2 relates to the consented plans and currently states:

"The development hereby permitted shall be carried out in accordance with the approved plans and documents:

- *Location Plan (Ref: PL/02/19/022/2 Rev C)*
- *Site Layout Plan (Ref: 01/100)*
- *Stables and Manège (Ref: 01/002)*
- *Plot 1 (Ref: 01/003)*
- *Plot 2 (Ref: 01/004)*
- *Plot 3 (Ref: 01/005)*
- *Plot 4 (Ref: 01/006)*
- *Plot 5 (Ref: 01/007)*
- *Plot 6 (Ref: 01/008)*
- *Plot 7 (Ref: 01/009)*
- *Construction Management Plan (prepared by SCP dated 23.04.21)*
- *Biodiversity Enhancement and Mitigation Strategy (prepared by Biora Ltd Jan 2022)*
- *Badger Survey Report (prepared by Biora Ltd April 2021)*
- *Invasive, Non-species Protocol (prepared by Biora Ltd April 2021)*

- *Desk Study and Ground Investigation Report (prepared by Bett Geo Consulting Engineers Jan 2022)*

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework”.

Since the approval of application ref. HPK/2021/0676 a revised site layout and house types / elevation changes have been produced to reflect minor changes which do not alter the principal or character of the consented scheme.

The revised house types retain the Georgian character and the classic detailing such as stone surrounds to the windows, quoins and plinths, which are extended to the garages so that these subservient buildings continue to be read well with the houses, maintaining the highquality finish previously supported. The garages for plots 1, 4, 5,6 and 7 are now joined to the properties via a link extension (a relocation of the conservatories on the currently approved scheme). The dwellings will still be arranged around a central courtyard area, respecting the appearance of a traditional farmstead conversion scheme. The overall design ethos has not altered from that previously supported by the Local Planning Authority under previous applications HPK/2018/0290, HPK/2021/0313 and HPK/2021/0676.

Although HPK/2021/0676 has commenced and is a significant material consideration as a fallback position, the existing buildings on site still lawfully remain. Therefore, the proposal falls be assessed against paragraph 149(g) of the Framework, which states that the partial or complete redevelopment of previously developed land is ‘not inappropriate’, if the redevelopment would not have a greater impact on the openness of the Green Belt than the existing development.

When comparing the proposed development against the existing site, there would be a 49.8% reduction in floor area (m²), and a 21 % reduction in volume (m³). The proposed development would also benefit from a comprehensive landscaping scheme, similar to the previous consents. Both spatially and visually, the proposal would not have a greater impact on the openness of the Green Belt than the existing. The proposal therefore complies with paragraph 149(g) of the Framework and Policy EQ4 of the High Peal Local Plan.

Notwithstanding the above, the revised scheme compares with the extant approval LPA ref: HPK/2021/0676 as follows:

- The same in floor area (m²)
- 2% reduction in volume (m³)
- 2.8 % increase in hardstanding (m²)

We provide a plot by plot analysis at appendix **EP1** for reference.

Therefore, the proposed development is not materially different in Green Belt impact than the extant consent, which has already been considered to be acceptable by the Council.

In light of the alterations proposed, we request the wording of the condition is amended to reflect the revised plans stating:

“The development hereby permitted shall be carried out in accordance with the approved plans and documents:

- Plot 1 proposed floor plans ref. 1/003A 1 of 18

- Plot 1 proposed elevations ref. 1/003B 2 of 18
- Plot 2 proposed floor plans ref. 1/004A 3 of 18
- Plot 2 proposed elevations ref. PL/02/19/022 4 of 17
- Plot 3 proposed floor plans ref. 1/005A 5 of 18
- Plot 3 proposed elevations ref. 1/005B 6 of 18
- Plot 4 proposed floor plans ref. 1/006A 7 of 18
- Plot 4 proposed elevations ref. 1/006B 8 of 18
- Plot 5 proposed floor plans ref. 1/007A 9 of 18
- Plot 5 proposed elevations ref. 1/007B 10 of 18
- Plot 6 proposed floor plans ref. 1/008A 11 of 18
- Plot 6 proposed elevations ref. 1/008B 12 of 18
- Plot 7 proposed floor plans ref.1/009A 13 of 18
- Plot 7 proposed elevations ref. 1/009B 14 of 18
- Stable & Menage proposed floor plans & elevations ref. 1/002A 15 of 18
- Existing site plan ref. PL02/19/022A 16 of 18
- Proposed site plan ref. 1/001A 17 of 18
- Location plan ref. PL02/19/022B 18 of 18
- Construction Management Plan (prepared by SCP dated 23.04.21)
- Biodiversity Enhancement and Mitigation Strategy (prepared by Biora Ltd Jan 2022)
- Badger Survey Report (prepared by Biora Ltd April 2021)
- *Desk Study and Ground Investigation Report (prepared by Bett Geo Consulting Engineers Jan 2022)*

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework”.

The following documents are submitted to support the application:

- Application form
- Plot 1 proposed floor plans ref. 1/003A 1 of 18
- Plot 1 proposed elevations ref. 1/003B 2 of 18
- Plot 2 proposed floor plans ref. 1/004A 3 of 18
- Plot 2 proposed elevations ref. PL/02/19/022 4 of 17
- Plot 3 proposed floor plans ref. 1/005A 5 of 18
- Plot 3 proposed elevations ref. 1/005B 6 of 18
- Plot 4 proposed floor plans ref. 1/006A 7 of 18
- Plot 4 proposed elevations ref. 1/006B 8 of 18
- Plot 5 proposed floor plans ref. 1/007A 9 of 18
- Plot 5 proposed elevations ref. 1/007B 10 of 18
- Plot 6 proposed floor plans ref. 1/008A 11 of 18
- Plot 6 proposed elevations ref. 1/008B 12 of 18
- Plot 7 proposed floor plans ref.1/009A 13 of 18
- Plot 7 proposed elevations ref. 1/009B 14 of 18
- Stable & Menage proposed floor plans & elevations ref. 1/002A 15 of 18
- Existing site plan ref. PL02/19/022A 16 of 18
- Proposed site plan ref. 1/001A 17 of 18
- Location plan ref. PL02/19/022B 18 of 18

The application fee of £234 has been paid via the Planning Portal.

We kindly request receipt and confirmation of validation. Should you have any queries, please do not hesitate to contact me on the enclosed details.

Yours sincerely,
Emery Planning

Aaron Marrs

Aaron Marrs BSc (Hons) MSc MRTPI
Senior Consultant

01625 442740
amarrs@emeryplanning.com

EP1

BANKWOOD – VOLUME/FLOOR AREA INFORMATION PLOT BY PLOT – HPK/2021/0676 VS Proposed (Sept 2022)

Figures provided by William McCall Architects.

	Plot 1			Plot 2			Plot 3			Plot 4		
	HPK/2021/0676	Proposed	Percentage Change +/-	HPK/2021/0676	Proposed	Percentage Change +/-	HPK/2021/0676	Proposed	Percentage Change +/-	HPK/2021/0676	Proposed	Percentage Change +/-
Floor Area (m2)	147	150	+2%	133	133	0%	147	148	+ 0.68%	133	133	0%
Volume (m3)	1001	933	-6.8%	732	741	+ 1.2%	845	817	-3.3%	735	741	+0.8%

	Plot 5			Plot 6			Plot 7			Stables		
	HPK/2021/0676	Proposed	Percentage Change +/-	HPK/2021/0676	Proposed	Percentage Change +/-	HPK/2021/0676	Proposed	Percentage Change +/-	HPK/2021/0676	Proposed	Percentage Change +/-
Floor Area (m2)	148	144	-2.7%	148	144	-2.7%	147	150	+ 2%	270	270	0%
Volume (m3)	822	800	-2.7%	822	800	-2.7%	845	838	-0.82%	646	646	0%

Hardstanding comparison on private drives and common footpaths excluding all access roads		
HPK/2021/0676	Proposed	Percentage Change +/-
504m2	518m2	+ 2.8%

BANKWOOD – VOLUME / FLOOR AREA INFORMATION

COMPARISON OF EXISTING SITE BUILDINGS AGAINST HPK/2021/0676 AND PROPOSED SEPT 2022

Figures provided by William McCall Architects

	Existing Site Buildings	HPK/2021/0676	Proposed	Percentage Change +/- From HPK/2021/0676	Percentage Change +/- From existing site buildings
Floor Area (m2)	2536 m2	1272m2	1272m2	0%	-49.8%
Volume (m3)	7985.6 m3	6448 m3	6316 m3	-2 %	-21%