



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 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
406871	371692

Description

Land at Foxlow Fields, south west of Ashbourne Road, Buxton

Applicant Details

Name/Company

Title

Mr

First name

Damian

Surname

Middleton

Company Name

HDD Buxton Limited

Address

Address line 1

Pavilion House

Address line 2

14-16 Bridgford Road

Address line 3

West Bridgford

Town/City

Nottingham

County

Nottinghamshire

Country

United Kingdom

Postcode

NG2 6AB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Burns

Company Name

Pegasus Group

Address

Address line 1

Queens House

Address line 2

Queen Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 5HT

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

☒ Yes

☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

☒ Yes

☐ No

☐ Not applicable

Please add details of all persons notified

Name of person notified:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Holly Lane

Address Line 2:

Town/City:

Atherstone

Postcode:

CV9 2SQ

Date notice served:

15/03/2023

Description of Your Proposal

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

Local Centre comprising a food store (Use Class E (a)), children's day nursery (Use Class E (f)) and flexible commercial / retail units (Use Class E(a), E(b), E(c), E(e) and Sui Generis Uses 'hot food takeaway' and 'public house / drinking establishment' and 'veterinary surgery' along with access, parking, other associated works and landscaping. (as amended by NMA/2022/0019)

Reference number

HPK/2021/0145

Date of decision

31/08/2022

What was the original application type?

Full planning permission

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

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

Non-Material Amendment(s) Sought

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

Amendment to approved site plan to allow relocation of substation, amendment to finished floor level of retail parade and amendment to retail parade elevations.

Please state why you wish to make this amendment

To allow safe delivery of required substation, allow level access to all retail units and ensure correct reference to amended elevation plan.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Site Plan 1240-110 (Rev X) (approved through NMA)
Site Section A-A 1240-491 (Rev F)
Site Section C-C 1240-493 (Rev H)
Phasing Plan with Landscaping 240-733 Rev 04
Retail Elevations 1240-320 (Rev K) (approved through NMA)
Preliminary Levels Layout FWBN-BSP-ZZ-00-DR-C-0210 (Rev P08)

New plan/drawing numbers

Proposed Site Plan 1240-110 (Rev Z)
Close Couple Substation General Arrangement GTC-E-SS-0012_R2-1_1_of_1
Sub-Station Materials
Site Section A-A 1240-491 (Rev G)
Site Section C-C 1240-493 (Rev J)
Phasing Plan with Landscaping 240-733 Rev 05
Retail Elevations 1240-320 (Rev V)
Preliminary Levels Layout FWBN-BSP-ZZ-00-DR-C-0210 (Rev P11)

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

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)

Details of the pre-application advice received

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.

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?

- ☐ Yes
- ☒ No

Declaration

I / We hereby apply for Non-Material Amendment as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jonathan Burns

Date

15/03/2023