
From: Stannard, James
Sent: 04 July 2023 10:05
To: Planning Comments (HPBC)
Subject: FW: HPK/2022/0353 - Zion Methodist Church

Categories:

Hi

Please see latest comments from Tree Officer in connection with HPK/2022/0353

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
Mobile:
Email:

From: Craig McCrindle
Sent: Tuesday, July 4, 2023 9:34 AM
To: Stannard, James
Subject: RE: HPK/2022/0353 - Zion Methodist Church

Hi James

Thanks for this. As discussed there are still concerns over the potential for those trees neighbouring the site being excessively pruned or removed due to pressure from shade, leaf drop etc. and whilst it is appreciated that trees are outside of the future dwellings ownership this will not necessarily stop those pressures from being directed at the landowner. For this reason we believe that a TPO in conjunction with the changes are the best approach to make the scheme viable. It will ensure that only appropriate tree management that are in the best interests of the trees and those living next to them will be granted consent.

The tree protection plan is appropriate for the protection of the trees for the period of the development, therefore there is no outstanding objections to this site.

Thanks
Craig

Craig McCrindle
Arboricultural Officer
High Peaks Borough Council

From: Stannard, James
Sent: Friday, June 2, 2023 11:49 AM
To: Craig McCrindle
Cc: 'Sam Baird' ; ['Matt | Mellor Homes'](#) **Subject:** HPK/2022/0353 - Zion Methodist Church

Hi Craig

Further to my previous email please find attached revised plan and updated Arboricultural documentation for your consideration.

I look forward to receiving updated comments in due course.

Kind Regards

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
Mobile:
Email:

From: Stannard, James
Sent: Wednesday, May 31, 2023 10:11 AM
To: Craig McCrindle
Subject: HPK/2022/0353 - Response to objection

Hi Craig

Please see below email from the agent relating to the above application, further to your objection recently received.

Can you please provide further comment in response to the agents comments in orange below at your earliest convenience?

Thanks

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
Mobile:
Email:

From: Sam Baird
Sent: Friday, May 26, 2023 3:05 PM
To: Stannard, James
Cc: Mellor Homes ; [Rob Henderson](#) **Subject:** RE: HPK/2022/0353 - Tree Officer Comments

James,

Thanks for sending through the tree officer comments, I have tried calling a couple of times but to no avail. Broadly speaking they fall into three categories so please see my initial responses in orange below:

Tree Concerns:

- Western boundary hedge will dominate the back gardens of plots 5-8 – I believe the tree officers main concern is that future residents would try and fell the trees. I don't believe this will be the case as discussed previously the scout hut has land grabbed and the trees fall in their fenced off land. My client has agreed to leave this land and hence the trees in their ownership and therefore the opportunity to fell them is not on the table for future residents.

- Plot 8 backs directly onto the line of the woodland – causing pressure for heavy reductions or tree removals of high quality trees with long life expectancies. – The trees on site are a real asset for the future saleability of the homes and hence why we have sought to maintain them. The proposed houses do not encroach the root protection areas and therefore we feel we have designed a scheme that respects and protects them. The tree officers comment that we should consider dropping plot 8 would be catastrophic for the sites viability as you are aware that we have already made substantial cuts in footage inline with previous planning comments.
- Tree planting appears poorly thought out with trees proposed for locations just 2-3 metres from building lines. New trees will lead to excessive shading, dominance of the properties and will be either heavily pruned or removed before reaching maturity. – The Landscaping shown is indicative and purely to show our intentions to add high quality landscaping to the scheme to match the design teams and clients aspirations. I would have assumed that landscaping would have been a condition in any case and would then be passed to our landscape architect to develop the scheme? Therefore I'm not sure these comments are relevant and happy to have an appropriate condition applied?

I hope the above makes sense but I am of course happy to discuss over the phone if that makes things easier?

Kind regards

Sam Baird - RIBA
For and on behalf of Jennings Design Associates



MANCHESTER

The Warehouse,
Saxon St,
Denton,
Manchester,
M34 3DS

Company Registration No: 04675432 in England and Wales.
Member of the "Royal Institute of British Architects".

LIVERPOOL

Unit 400,
The Vanilla Factory,
Fleet Street,
Liverpool,
L1 4AR

VAT Reg. No: 811 6112 76
Practice No: 1946693

This e-mail message is confidential and for use by the addressee only. If the message is received by anyone other than the addressee, please return the message to the sender by replying to it and then delete the message from your computer. Internet e-mails are not necessarily secure. Jennings Design Associates Ltd does not accept responsibility for changes made to this message after it was sent.

Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of this message and any attachments will not adversely affect its systems or data. No responsibility is accepted by Jennings Design Associates Ltd in this regard and the recipient should carry out such virus and other checks as it considers appropriate.

From: Stannard, James
Sent: Friday, May 26, 2023 6:18 AM
To: Sam Baird
Subject: HPK/2022/0353 - Tree Officer Comments

Good Morning Sam

Please find attached comments from the Council's Tree Officer objecting to the current proposals and thus requires your attention.

Kind Regards

James Stannard MRTPI
Planning Officer
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
Mobile:
Email:

From: Sam Baird (Jennings Design Associates (Manchester))
Sent: Tuesday, May 16, 2023 2:25 PM
To: Stannard, James
Subject: Document Issue No. 16 - 1283 - Simmondley Lane, Glossop

1283 - Simmondley Lane, Glossop Issue 16

Issued by: Sam Baird (Jennings Design Associates)
On: 16 May 2023

James,

As discussed please find attached the updated location plan and site plan with the blue line omitted. As explained the blue area is land owned by my client as shown on the land registry but the scout hut next door has placed their fenceline encroaching our land. For the sake of ease however we have just shown the red edge reflecting the land registry boundary.

I trust this clears things up but feel free to contact me should you need anything further?

[Access the documents for this issue](#)

Recipients:

James Stannard (High Peak Borough Council (Buxton (HQ)))
Matt Sharp (Mellor Homes Ltd)

Regards

Sam Baird
For and on behalf of Jennings Design Associates



LIVERPOOL

Unit 400,
The Vanilla Factory,
Fleet Street,
Liverpool,
L1 4AR

Company Registration No: 04675432 in England and Wales.
Member of the "Royal Institute of British Architects".

MANCHESTER

The Warehouse,
Saxon St,
Denton,
Manchester,
M34 3DS

VAT Reg. No: 811 6112 76
Practice No: 1946693

This e-mail message is confidential and for use by the addressee only. If the message is received by anyone other than the addressee, please return the message to the sender by replying to it and then delete the message from your computer. Internet e-mails are not necessarily secure. Jennings Design Associates Ltd does not accept responsibility for changes made to this message after it was sent.
Whilst all reasonable care has been taken to avoid the transmission of viruses, it is the responsibility of the recipient to ensure that the onward transmission, opening or use of this message and any attachments will not adversely affect its systems or data. No responsibility is accepted by Jennings Design Associates Ltd in this regard and the recipient should carry out such virus and other checks as it considers appropriate.

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>

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>
