



High Peak Borough Council
working for our community

Dealt with by: Rachael Simpkin

Our Ref: DOC/2023/0019

Direct Dial: (01538) 395400 ext. 4122

4th May 2023

Ms C Brearly
The Harris Partnership
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

Dear Ms Brearly,

**Discharge of condition 12 relating to planning permission ref. HPK/2021/0145
at land at Foxlow Fields, Ashbourne Road, Buxton.**

I refer to correspondence in connection with conditions imposed on the above planning permission and for the purposes of this letter, please note my comments as follows:

External Appearance: Buildings & Hard Surfacing

12. Notwithstanding any description of materials in the application, no above ground construction works relating to the development hereby approved in any phase of development shall take place, other than those works included within the enabling works phase as approved through condition 03, until samples and full specifications of materials to be used externally on the approved buildings and site hard surfacing, together with eaves, verges, windows, door details within that phase have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the approved details prior to first occupation of the relevant phase of development.

Reason:- In the interests of visual amenity and to comply with Policies EQ6 and EQ10 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Submission (REVISED received 17.03.23 (hard surfacing) & 27.03.23 (facing materials)):

- 2703BOL - Buxton Material Schedule - Rev E
- 2703BOL - 0303 Rev Z1 Elevations
- 2703BOL - 0202 Rev Z2 Proposed Site Plan

SATISFIED

Note – the plant enclosure falls to Condition 13 for assessment.

Should you wish to discuss these matters further, please do not hesitate to contact Rachael Simpkin (Senior Planning Officer) on the direct line above.

Yours sincerely,

Rachael Simpkin
Senior Planning Officer
(Majors and Commercial)