



High Peak Borough Council
working for our community

Dealt with by: Rachael Simpkin

Our Ref: DOC/2022/0042

Direct Dial: (01538) 395400 ext. 4122

29th September 2023

Abigail Wignall
Smith & Love Planning Consultants
Rational House
32 Winckley Square
Preston
PR1 3JJ

Dear Abigail,

Discharge of condition 04 (entrance doors only) relating to planning permission ref. HPK/2017/0590 in relation to land at Foxlow Farm, Buxton.

I refer to correspondence in connection with Condition 04 imposed on the above planning permission and for the purposes of this letter, please note my comments as follows:

Condition 04

4. No phase of development shall commence until details, including finish of all eaves, verges, windows (including head and sill details), doors (including garage) and hard surfacing within that phase of development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details for each phase of development.

Reason:- *In the interests of visual amenity and to comply with Policy EQ6 of the adopted High Peak Local Plan 2016.*

Condition details satisfied as follows (entrance doors only):

- 53016-D02Q Material Schedule
- 53016-D03Q Material Schedule
- Keepmoat Homes Entrance Door Specifications

Notwithstanding the above, the development must be carried out in accordance with the following condition discharge and non-material amendment approvals as follows:

DOC/2019/0061:

'Discharge of conditions 4, 7, 9, 10, 13, 15, 16, 17, 18, 19, 20, 23, 31, 34, 35 & 36 of HPK/2017/0590 at land at Foxlow Farm, Buxton. APPROVED 'Appendix 1' dated 26.03.21.



DOC/2019/0059:

Discharge of conditions 6, 8, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25 of HPK/2013/0603 at Land at Foxlow Farm, Buxton APPROVED 'Appendix 1' dated 26.03.21.

NMA/2021/0001:

Non material amendment to HPK/2017/0590 in relation to Condition 02 plot substitution: Plot 86 and 87 to affordable dwellings and Plots 94 and 95 to market dwellings APPROVED 53016 D01 Site Plan - Proposed Site Layout Revision ABA dated 03.03.21.

NMA/2021/0004:

Non material amendment to planning permission HPK/2013/0603 for the removal of the eastern emergency access onto Ashbourne Road in relation to conditions 04 & 08 and amendment to condition 06 to refer to the Approved Phasing Plan document APPROVED 5394-L-01 rev C and 394-L-03 rev F and revised condition wording 04, 06 & 08 dated 24.03.21.

NMA/2021/0005:

Non Material Amendment to planning permission ref. HPK/2017/0590 to amend: boundary treatment details including provision of natural drystone boundary wall at site entrance for Condition 08 and refer to Harpur Hill Road for Condition 21 APPROVED 26.03.21.

The Non-Material Amendment Decision Notices should be read in conjunction with the Decision Notices approving planning applications refs. HPK/2013/0603 and HPK/2017/0590 and as a consequence any conditions attached to such permissions will remain applicable.

The relevant s106 agreement dated 3rd November 2014 and any subsequent amendments should be complied with within the timescales, conditions, financial considerations etc. as set out within the legal agreement.

The following matters are currently pending:

NMA/2021/0011:

Non-Material Amendment to HPK/2017/0590 for revised design of the boundary treatment and retaining structure between the rear gardens of 3 to 25 The Woodfield and 72 to 79 Cairn Drive and changes to the finished floor levels of the houses as built at 70, 72, 74, 76, 78, 80, 90 and 92 Cairn Drive, and,

NMA/2021/0022:

Application for Non-Material Amendment in regards to HPK/2017/0590 - Changes to the finished floor levels of the houses as built at 34, 47, 49, 52, 54 to 57, 59, 62, 64, 66, 68 and 94 Cairn Drive.

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)