
From: Stannard, James
Sent: 03 January 2024 13:00
To: Planning Comments (HPBC)
Subject: HPK/2023/0473 - Chapel Milton Viaduct West Span Hayfield Road, Chapel Milton

Categories:

Hi

See updated comments from Conservation Officer below in connection with HPK/2023/0473

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel:
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Please note that my working days are Monday-Thursday

From: Emily Holland
Sent: Wednesday, January 3, 2024 12:59 PM
To: Stannard, James
Subject: RE: HPK/2023/0473 - Chapel Milton Viaduct West Span Hayfield Road, Chapel Milton

Hi James,

HNY. Good to hear from you, I hope you enjoyed your break.
~

Thanks for this. This is permissible. I don't foresee conditions being required in this case.

Thanks

In your communications with me please always quote the planning reference number if you have one.

Please note, due to work levels at this current time I may not be able to respond to your query immediately, however, I shall endeavour to do so as soon as possible.

Emily Holland. Principal Conservation Officer.
Development Services.
High Peak Borough Council / Staffordshire Moorlands District Council.
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From: Stannard, James <James.Stannard@highpeak.gov.uk>
Sent: Wednesday, January 3, 2024 12:01 PM
To: Emily Holland <emily.holland@highpeak.gov.uk>
Subject: FW: HPK/2023/0473 - Chapel Milton Viaduct West Span Hayfield Road, Chapel Milton

Hi Emily

Happy New Year! Hope you had a nice break over the festive period.

Further to your original comments regarding the above application, the agent has responded (see below).

Can you please confirm whether these points of clarification will allow the application to progress to a positive conclusion and if so what conditions are required?

Thanks

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: **07976 753958**
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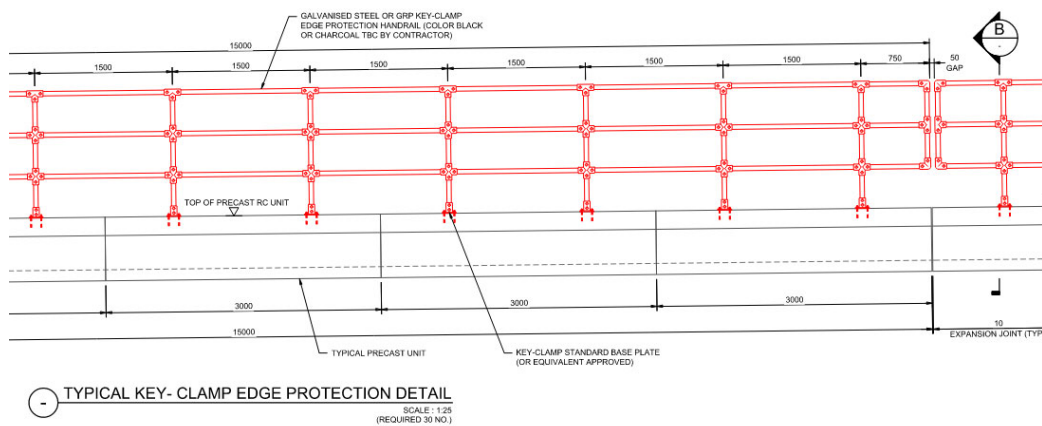
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From: Pywell, Elisabeth @ Birmingham <Beth.Pywell@cbre.com>
Sent: Tuesday, December 19, 2023 11:35 AM
To: Stannard, James <James.Stannard@highpeak.gov.uk>
Subject: RE: HPK/2023/0473 - Chapel Milton Viaduct West Span Hayfield Road, Chapel Milton

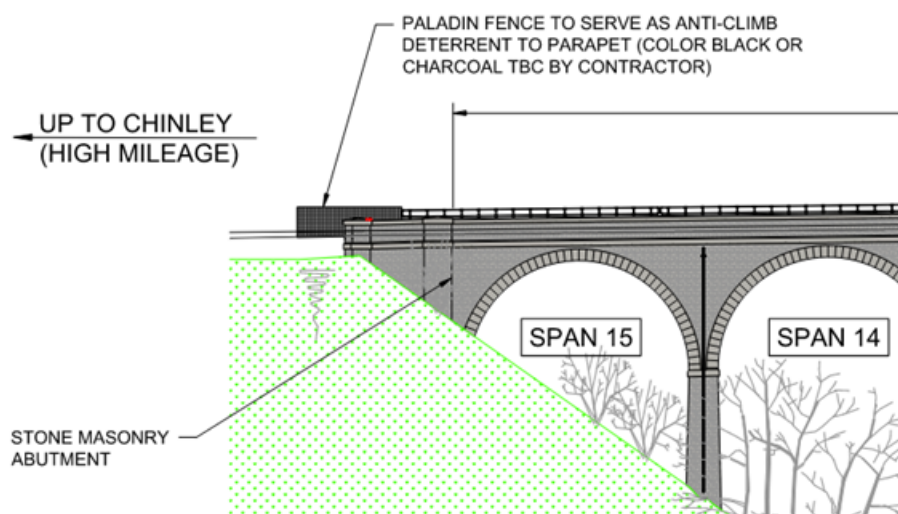
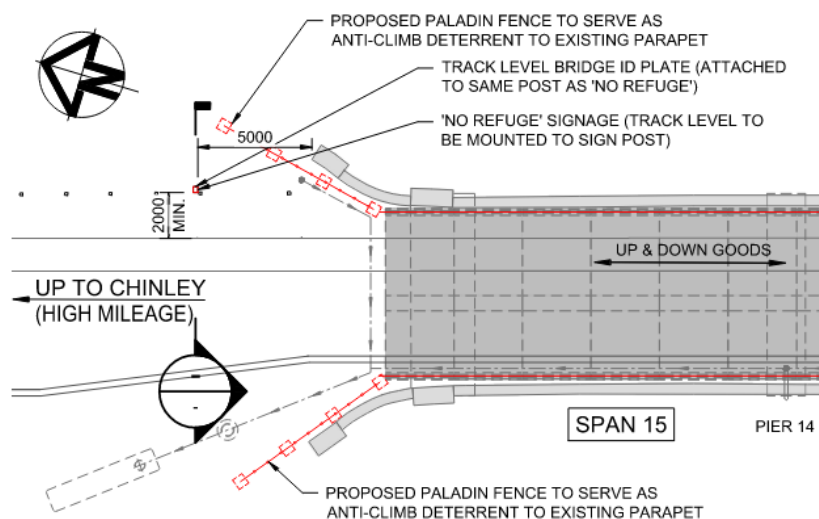
Hi James,

Please find below a response to the points raised by the Conservation Officer. I trust these are sufficient for you to progress to a decision. However, don't hesitate to get in touch if you require any further clarification.

The proposed edge protection handrail is to be a galvanised steel or GRP key-clamp system in either black or charcoal, as shown below. The height the handrail protrudes above the existing parapet varies along the length of the structure from approx. 250mm at the south / LM end to 600mm at the north / HM end.



The NE, NW & SW corners to act as an anti-climb deterrent to the existing parapet walls, as shown below. We include reference to anti-climb measures to be installed at the end pilasters (to comprise mesh fitted to the end section of the new hand rail). The proposed colour is black or charcoal to match the proposed handrail across the structure.



Masonry repair enabling works will be derived from the latest 2023 detailed examination report of the structure. Repair works will be in accordance with Network Rails standard best practice guidance (e.g. matching materials/

colours) and is anticipated to include repairs to specific defects (e.g. bulging spandrel walls and one vertically fracture pier). I note that repairs to listed structures are generally permissible by Historic England and do not ordinarily require LBC, as such I trust this commentary provides sufficient detail for the overall application to progress.

Kind regards,

Beth

Elisabeth Pywell MRTPI

Associate Director

CBRE | Planning and Development

55 Temple Row | Birmingham | B2 5LS

M +44 (0) 790 909 9499

beth.pywell@cbre.com | [LinkedIn](#) | [Twitter](#)

Upcoming Leave: 21st December – 2nd January

From: Pywell, Elisabeth @ Birmingham

Sent: 13 December 2023 09:55

To: Stannard, James <James.Stannard@highpeak.gov.uk>

Subject: RE: HPK/2023/0473 - Chapel Milton Viaduct West Span Hayfield Road, Chapel Milton

Thanks James, I am liaising with the client around the below clarifications and will be in touch.

Kind regards,

Beth

Elisabeth Pywell MRTPI

Associate Director

CBRE | Planning and Development

55 Temple Row | Birmingham | B2 5LS

M +44 (0) 790 909 9499

beth.pywell@cbre.com | [LinkedIn](#) | [Twitter](#)

Upcoming Leave: 15th December and 22nd December – 2nd January

From: Stannard, James <James.Stannard@highpeak.gov.uk>

Sent: 12 December 2023 16:21

To: Pywell, Elisabeth @ Birmingham <Beth.Pywell@cbre.com>

Subject: HPK/2023/0473 - Chapel Milton Viaduct West Span Hayfield Road, Chapel Milton

External

Good Afternoon Beth

I write in connection with the above Listed Building Consent application. Please see below comments from Conservation Officer for ease of reference:

I don't have an issue with this in principle, but feel a few details are missing before I conclude.

There is no detail on the new handrail which looks to protrude above the parapet of the bridge. Secondly, pointing is noted to have failed in various areas but it is not clear whether this is being addressed.

Finally, what anti climb measures are proposed? This can mean a number of things whilst I am not rehearsed in products Network Rail use; I know it can vary dramatically from paint to barbed wire.

Would you be able to respond to these points please?

If these points can be addressed before we break for Christmas, I would be very confident of getting a positive decision issued on time by 11th January.

Kind Regards

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
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