

High Peak Borough Council
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

13 December 2023
EP ref: 17-452

Dear Sir or Madam

Re: Planning Portal References: PP-12646498 and PP-12646894
Bankwood Mill, Bankwood, Charlesworth, Derbyshire, SK13 5ER

We are instructed by Loxley Property & Development Limited to submit 2 linked planning applications for development at the above site. Firstly, a Section 73 application to vary the approved plans in relation to planning permission HPK/2022/0504, for 7 dwellings and stables. Secondly, a full planning application for an additional 2 dwellings, which would sit within the layout as proposed to be varied under the S73 application (Planning Portal reference PP-12646894). The area of the two additional dwellings subject to the full planning application is clearly highlighted on the proposed plans for the S73 application.

Application 1: Section 73 application to vary condition 2 of planning permission HPK/2022/0504 – Planning Portal Ref. 12646498

The application comprises the following documents and plans submitted via the Planning Portal:

- Completed forms and certificates
- Application plans prepared by William McCall Architects:
 - Plot 1-7 3D Visuals, Volumes and Footprints document
 - Location Plan ref. 09/23/90 18 of 19
 - Existing Elevations and Floor Plans ref. 09/23/90 16 of 19
 - Existing Site Plan ref. 09/23/90 17 of 19
 - Plot 1 Proposed Elevations ref. 09/23/90 2 of 19
 - Plot 1 Proposed Floor Plans ref. 09/23/90 1 of 19
 - Plot 2 Proposed Elevations ref. 09/23/90 4 of 19
 - Plot 2 Proposed Floor Plans ref. 09/23/90 3 of 19
 - Plot 3 Proposed Elevations ref. 09/23/90 6 of 19
 - Plot 3 Proposed Floor Plans ref. 09/23/90 5 of 19
 - Plot 4 Proposed Elevations ref. 09/23/90 8 of 19

- Plot 4 Proposed Floor Plans ref. 09/23/90 7 of 19
 - Plot 5 Proposed Elevations ref. 09/23/90 10 of 19
 - Plot 5 Proposed Floor Plans ref. 09/23/90 9 of 19
 - Plot 6 Proposed Elevations ref. 09/23/90 12 of 19
 - Plot 6 Proposed Floor plans ref. 09/23/90 11 of 19
 - Plot 7 Proposed Elevations ref. 09/23/90 14 of 19
 - Plot 7 Proposed Floor Plans ref. 09/23/90 13 of 19
 - Proposed Site Plan ref. 09/23/90 19 of 19
 - Stables Proposed Elevation and Floor Plans ref. 09/23/90 15 of 19
- Planning Statement prepared by Emery Planning (same for both applications)

The application fee in sum of £293.00 (including the Planning Portal admin fee) has been paid via the Planning Portal.

Application 2: Full planning application for erection of 2 additional dwellings as part of the redevelopment of the former chicken sheds – Planning Portal Ref. PP-12646894

The application comprises the following documents and plans submitted via the Planning Portal:

- Completed forms and certificates
- Application plans:
 - Plot 8 & 9 Visual, Volume and Footprint document
 - Location Plan ref. 09/23/90A 7 of 8
 - Existing Site Plan ref. 90/23/90A 6 of 8
 - Existing Plans and Elevations ref. 09/23/9 A 5 of 8
 - Proposed Site Plan ref. 09/23/90A 8 of 8
 - Plot 8 Proposed Floor Plans ref. 09/23/90A 1 of 8
 - Plot 8 Proposed Elevations ref. 09/23/90A 2 of 8
 - Plot 9 Proposed floor plans ref. 09/23/90A 3 of 8
 - Plot 9 Proposed elevations ref. 09.23/90A 4 of 8
- Update Ecological Appraisal Report by Biora (May 2021)
- Flood Risk Assessment and Drainage Management Strategy (June 2018)
- Technical Note 001 – Flood Risk – Betts Hydro (6 December 2023)
- Planning Statement prepared by Emery Planning (same for both applications)

Please note that the proposed 2 additional dwellings are set within the development approved under planning application HPK/2022/0504 where the development has already commenced, and the application is to be read alongside the above S73 application. It is not therefore necessary to provide a full suite of updated technical reports. Nevertheless, for the purpose of validation we have provided the ecology and flood risk reports which supported the current extant approval for 7 dwellings (planning permission HPK/2021/0313, as amended under planning permission HPK/2022/0504).

The application fee in sum of £1,156 (including the Planning Portal admin fee) has been paid via the Planning Portal.

We trust that the above meets with your requirements and that you can validate the application. We look forward to receiving confirmation of your receipt of same and potential dates for a meeting.

Should you have any queries, please do not hesitate to contact this office.

Yours sincerely
Emery Planning

John Coxon

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