

From: Niall Mellan

Sent: Monday, September 25, 2023 8:26 AM

To: Steven Gunn-Russell <Stevengr@whitepeakplanning.co.uk>; Chris Turner <chris@whitepeakplanning.co.uk>; Haywood, Ben <Ben.Haywood@highpeak.gov.uk>

Cc: Claire Campbell <Claire.Campbell@wainhomes.co.uk>; Nick Brookman <Nick.Brookman@houriganplanning.com>; Marc Hourigan <Marc.Hourigan@houriganplanning.com>

Subject: RE: Dinting Vale HPK/2022/0456

Morning Steven

I'm resending the below email to correct a few typos which clarify some points.

Thanks for your email. I've responded to your points below:

PROW

It has previously been agreed that the measures for discouraging vehicles from using the PROW (such as signage) were to be conditioned (see attached emails); we have seen a draft condition to that effect. Why is this now being raised as an issue again? Signage is all that can happen here as we cannot prohibit the other residents of Adderley Place access and egress from their homes or obstruct their rights of way over the track. As previously highlighted the track to the east of the crossing point will not be upgraded, and neither will the track to the west so this should further deter vehicular use. The accessway to the apartments will also be very obviously private. I'm instructed that it is the applicant's intention to put forward the main estate road for adoption in any event notwithstanding DCC Highways comments. Notwithstanding this, we have shown the PROW as being retained and it will be protected. In the event the roads are not adopted, they will be managed and maintained by a management company that will be under legal obligations to undertake the same. As an aside, we are aware that planning permission was granted last month for 8 dwellings at Zion Methodist Church, Simmondley Lane (HPK/2022/0353) where the Council did not have an issue with vehicles using the path for vehicular access. The approved layout and committee report is attached and you will see in paragraph 2.12 that the officer confirmed that this is a civil matter and not relevant to planning.

Access to the apartments

I don't recall you making any suggestions to move the access but it is not as simple as you suggest. The gas main poses a constraint, as well as levels. To avoid the gas main, the access to the apartments would need to move further north along the access road and the levels here would result in a very costly solution (one that hasn't been factored into the viability) and could potentially result in the loss of units as currently we have retaining structures in that location. We cannot lose any further units. This would also cause conflict with the proposed footway / cyclelink to Dinting Vale.

As we mentioned the council has recently approved development off Adderley Place. I don't agree with your comments to the PROW officer below where you state that these previous permissions were minor when compared to the apartments. Looking specifically at the application for 2no. 4 bedroom dwellings and comparing to the apt block which consists of 6no. 1 bed apts, they are comparable in new bedrooms created therefore these should not be discounted. In respect of parking spaces, this application would require 6 spaces and in comparison, we are proposing 9 car parking spaces. As mentioned above, more recently 8 dwellings were approved at the Zion

Methodist Church site just to the east of our site and the approved layout shows access to these 8 dwellings would be via the existing path; this is no different to what we are proposing. As you know consistency in decision making is an important planning principle therefore please can you consider this further.

Archaeology

Discussions have taken place with Steve Baker this week who is now looking for 7 trenches across the site which is a significant operation for the applicant to carry out prior to planning permission being granted. Steve is off today so the applicant's archaeologist has been unable to finalise the location of one of the trenches, but it is hopeful that Steve will sign this off on Monday. Notwithstanding this, on review of the Zion Methodist Church decision, that site is also close to the perceived Roman road. Yet in that case the Council was satisfied to have the archaeological trenching work conditioned (see Condition 11 on the attached DN). Can you please clarify why the applicant is having to do trenching before our application is even determined as again this does not appear to be consistent with previous decisions?

Summary

I hope the above is useful and we await your further feedback. Going forward we ask again if WPP could please apply some planning balance to this application - as you know we're not going to be able to satisfy every consultee. It's not lost on the applicant the progress that has been made over the last two months and now that we have an agreed position on viability (despite the applicant not agreeing with it) we are hoping that matters can start to conclude in a positive manner.

Kind regards

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