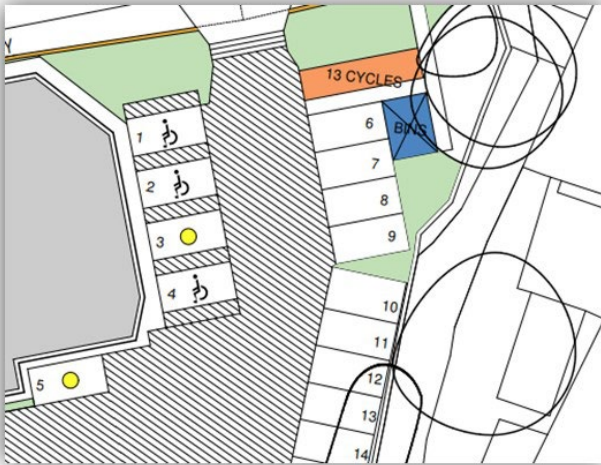


From: [Rachael Simpkin](#)
To: [Planning \(HPBC\)](#)
Subject: FW: Charlestown Works HPK/2022/0474
Date: 13 May 2024 22:41:13
Attachments: [image001.png](#)
[image005.png](#)
[image004.png](#)



Also, drawing number 023/021/PSP/C (attached) has again not relocated the parking bays (see extract from 023/021/PSP/C below):



The County Council would wish to see the highway issues addressed prior to determination, however, should the LPA be minded to approve the application in its current form we would be grateful if the LPA could reconsult the Highway Authority so that consideration can be given to formulating an appropriate response.

Regards

Glen Donaldson | Project Engineer | Highways Development Control

Place | Derbyshire County Council

County Hall | Matlock | Derbyshire | DE4 3AG

E-mail: ete.devcontrol@derbyshire.gov.uk

We are now charging for our transport pre application advice service, for more details on our pre application advice and other Highway guidance, please see Derbyshire County Council website by following the link below.

[Transport Development Management Advice](#)



CONTROLLED

Sent: 29 April 2024 16:54

From: Rachael Simpkin

To: Glen Donaldson (Place)

Subject: FW: Charlestown Works HPK/2022/0474

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe

Hi Glen,

Hope you are well.

Please find further revised plans for comment to be read in conjunction with the email below.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)

(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Richard

Sent: Monday, April 29, 2024 4:34 PM

To: Rachael Simpkin

Cc: Ian Barraclough ; [Rebecca](#)

Subject: Charlestown Works HPK/2022/0474

Good Afternoon,

Unfortunately, at the minute, my director will not allow a further extension of time.

The drawings for Q1 were sent Feb 28th as below, and again attached.

In relation to Q2 these were amended and changed accordingly and submitted so we don't understand how this question has been raised in relation to any of the old drawings.

In the meantime, I have now attached superseded drawings which shows the relevant changes, which also includes additional open space and greenery, and further amenity space to the roof space.

Tomorrow, I should be able to submit a further rebuttal statement and an associated viability statement.

Kind Regards,

Richard Lawrence

Land Manager



Walbury Commercial

T: 01254 706203 / 07824771739

Walbury House

14 Dalton Court

Commercial Road

Darwen

BB3 0DG

From: Richard
Sent: Wednesday, February 28, 2024 12:46 PM
To: Rachael Simpkin
Cc: Ian Barraclough [Rebecca Kailey](#)
Subject: RE: Charlestown Works HPK/2022/0474

Good Afternoon, Rachael,

Ref: Charlestown Works HPK/2022/0474

As requested, please find attached an amended site plan covering several points raised.

I have attached the drawings numbers 12732-5002/03 Rev J and 12732-5002/19 Rev H separately as requested by highways.

I have also attached a separate email, with all the responses to the outstanding consultee responses.

Kind Regards,
Richard Lawrence
Land Manager



Walbury Commercial

T: 01254 706203 / 07824771739

Walbury House
14 Dalton Court
Commercial Road
Darwen
BB3 0DG

From: Rachael Simpkin
Sent: Monday, February 19, 2024 4:33 PM
To: Richard
Cc: Ian Barraclough ; [Rebecca Kailey](#)

Subject: Charlestown Works HPK/2022/0474

Importance: High

Hi Richard,

Please find Local Plan officer comments (with original comments as attached), requiring clarification ASAP as follows:

"The estate agent 'Simple Lettings' appears to be a local agent with one premises on Glossop High Street West. The applicant explains that (apart from the foundations), neither of the approved office blocks under HPK/2013/0597 have been completed.

I have had sight of:

- Sales letter pdf
- Email 'Marketing report A' and
- Email 'marketing report B'

The sales letter refers to 3x enquiries having been received. I am unclear about:

- *There are two electronic marketing 'reports' embedded in the two emails. One refers to £460pcm, the other £2760pcm. The outline scheme approved 2x separate office blocks. It is unclear if these two reports are referring to the same office block, or to both.*
- *It is unclear what element of the office block(s) the pcm rental relates to (ie just one office, or storey, or block?). Is this a fair market value?*
- *It is unclear whether a prospective tenant/purchaser could acquire only, say one of the offices (or office floors) as opposed to the whole block*
- *Was freehold purchase an option?*

The electronic reports refer to the (approved office) use. Note however that Pol E4 allow for demonstration through marketing, of continuation of use for any B uses

- *The letter refers to 120 days marketing as of January 2024: we would require at least 6 months marketing in any event*
- *Policy officer comments itemise **1-7 criteria** for assessing marketing particulars:*
 - *It is unclear whether there have been any advertisements for example within estate agent office, or erected on site. If so, has this occurred for at least 6 months at the frequency expected?*
- *The bullet points underneath items 1-7 list expected documentation to be submitted with any application involving employment land loss:*
 - *I cannot locate a Property Agents Report within <http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=257775> particulars*
 - *If there were any sales(rental) particulars, I cannot locate these (apart from the electronic ones in the emails)*
 - *If there were any physical advertisements, I cannot locate photos of these*
 - *In relation to a record of the number and nature of enquiries received, the sales letter explains that there were 3no., but provides no detail (including for example as to why any initial interest was not proceeded with)*

Therefore given the above, it has not been satisfactorily demonstrated that the application site has been actively marketed for continued employment use, as expected by High Peak Local Plan Policies”.

Look forward to hearing from you.

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)

(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Richard

Sent: Friday, February 9, 2024 10:02 AM

To: Rachael Simpkin

Cc: Ian Barraclough ; [Rebecca](#) ; [Kailey](#)

Subject: RE: Marketing Report A

Good Morning,

Yes, both graphs, are associated with the commercial letter submitted.

Kind Regards,

Richard Lawrence

Land Manager



Walbury House
14 Dalton Court
Commercial Road
Darwen
BB3 0DG

From: Rachael Simpkin **Sent:** Thursday, February 8, 2024 1:09 PM

To: Richard

Cc: Ian Barraclough [Rebecca Kailey](#)

Subject: RE: Marketing Report A

Hi Richard,

To clarify are you submitting the graph in the email below yours?

Kind regards,

Rachael Simpkin Senior Planning Officer (Majors & Commercial)
(She/Her)

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Richard

Sent: Thursday, February 8, 2024 12:58 PM

To: Rachael Simpkin

Cc: Ian Barraclough ; [Rebecca Kailey](#)

Subject: Marketing Report A

Good Afternoon, Rachael,

Please find attached the marketing Report referred to, in the commercial marketing letter. There is an A as attached and a B which will sent separately.

Kind Regards,

Richard Lawrence

Land Manager



Walbury Commercial

Walbury House

14 Dalton Court

Commercial Road

Darwen

BB3 0DG

From: Simple Lettings and Sales, Glossop **Sent:** Wednesday, January 17, 2024 10:36 AM

To: Richard

Subject: Marketing Report

[Redacted]

Marketing report for Simple Lettings and Sales, Glossop

[Redacted]

Dear Sir/Madam,

We are pleased to present your latest marketing report. This shows how your property listing has been performing on Rightmove.

Marketing report

CHARLESTOWN WORKS, CHARLESTOWN ROAD High Peak, Derbyshire, SK13 8LB

£2,760 pcm

Listed: Aug 17, 2023

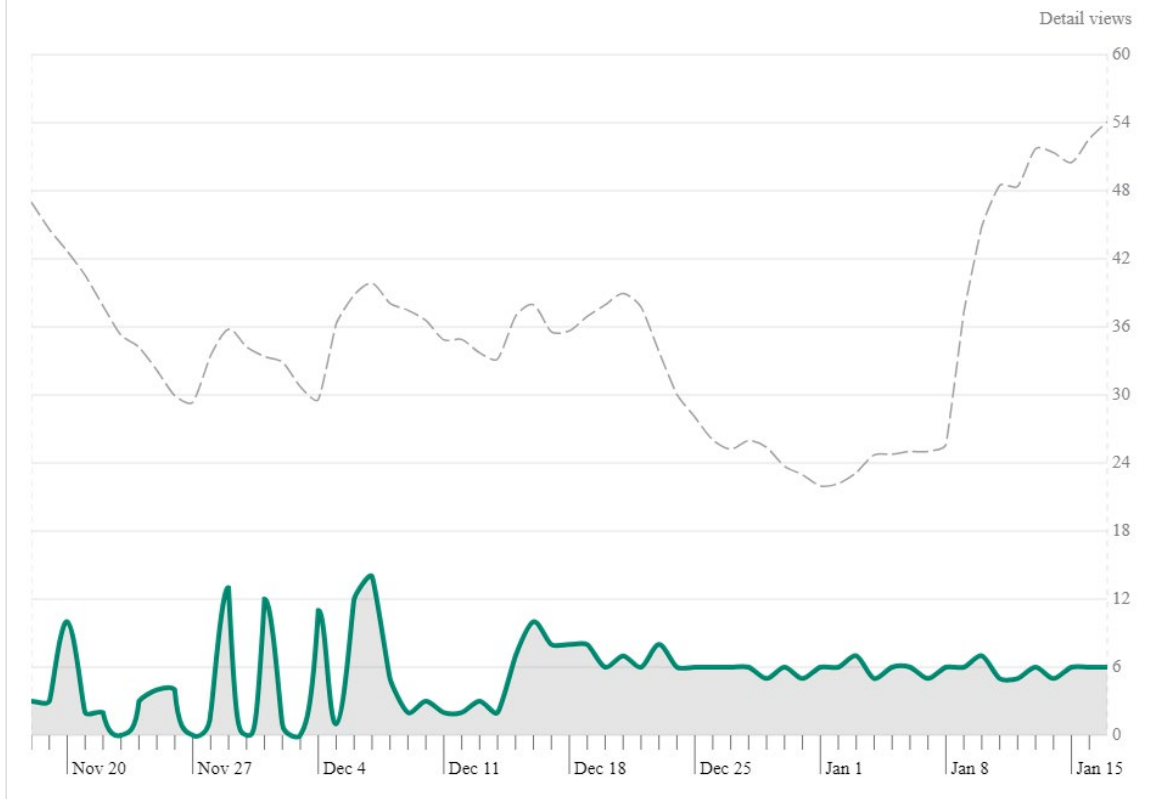
Views (last 60 days): 326

Updated: Jan 12, 2024

[View property](#)

Report created January 17, 2024

Showing Nov 18, 2023 to Jan 17, 2024



For more information, please contact Simple Lettings and Sales on 01457 600846 or simplelettings@googlemail.com.

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