Peak District National Park Authority
Tel: 01629 816200
E-mail: customer.service@peakdistrict.gov.uk
Web: www.peakdistrict.gov.uk
Aldern House . Baslow Road . Bakewell . Derbyshire . DE45 1AE

PEAK DISTRICT NATIONAL PARK

High Peak Borough Council
planning@highpeak.gov.uk
Planning Department
Municipal Buildings
GLOSSOP
Derbyshire
SK13 8AF

Your ref:

Our ref: P.3926/A+10817

Date: 29 May 2024

Dear Sir/Madam

Application Number - NP/HPK/0424/0376
https://portal.peakdistrict.gov.uk/- (Please type in the last four digits of the application number into the search box to view details on this application)
Site address –Hope Works, Pindale Road, Hope , ,
Development Description - Amendments to the site boundary of planning permission NP/HPK/1020/0929 to allow amendments to the previously approved infrastructure associated with the importation, unloading, conveying and storage of shale substitute kilnfeed known as alternative raw material (ARM) that fall outside the site boundary.

Please use the above link or see the enclosed details of the above planning application and we would welcome any comments you may have about it.

To enable us to make a decision on this planning application, please respond by returning comments within 30 days of the date of this letter, or by e-mail if possible to customer.service@peakdistrict.gov.uk.

Please ensure that your response makes clear not just your organisations formal view but also the planning reasons for it, whether in support of the application, objecting to it, or only advising us of comments you wish to be taken into account. Please be aware, that we can only take into account 'material' planning matters when making decisions. To assist with your response the back of this letter has examples of what are 'material' and 'non material' planning considerations.

The Planning Officer for this application is **Helen Marsden**.

Our public participation scheme enables individuals or organisations to speak about any planning application that goes to a committee or full authority. Details of how to do this can be seen on our website at http://www.peakdistrict.gov.uk/planning/have-your-say/comment-on-an-application or are available from our Customer and Democratic Support Team on 01629 816200.

I look forward to receiving your response

Yours faithfully

Information we hold may be disclosed under the Freedom of Information Act and the Environmental Information Regulations. Our Privacy Notice tells you about how we use, manage and store your personal information in line with the General Data Protection Regulation and DPA 2018. The Notice is published on our website or you can obtain a copy on request

Brian Taylor
Head of Planning

EXAMPLES OF MATERIAL AND NON-MATERIAL PLANNING CONSIDERATIONS

Material (valid reasons to comment on a planning application)	**Non-material (issues that cannot be considered when making a planning decision)**
• Compliance with national and local policies, including supplementary planning documents such as the Peak District Design Guide. • Design and appearance of the development • Layout and density of buildings • Local needs e.g. housing provision • Planning history of the site • Overshadowing/overbearing presence near a common boundary that is to the detriment of neighbours • Overlooking/loss of privacy • Loss of light • Light pollution • Health/ crime fears • Highway issues: traffic generation, vehicle access, road safety • Car parking provision • Capacity of infrastructure (e.g. in the public drainage system, or spaces in schools) • Noise and disturbance resulting from use, including proposed hours of operation • Smells • Loss of trees • Impact on nature conservation interests & biodiversity opportunities • Effect on listed buildings and Conservation Areas • Impact on archaeological finds or sites • Risk of flooding • Landscaping • Ensuring equal access to buildings/sites (e.g. for people with disabilities)	• Loss of view • Devaluation of property • Matters controlled under Building Regulations or other non-planning legislation (e.g. structural stability, drainage details, fire precautions, matters covered by licences etc.) • Character of applicant • Private issues between neighbours e.g. land/boundary disputes, damage to property, private rights of access, covenants etc. • Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working (covered by Control of Pollution Acts). • “Better” site or “better uses” • Change from a previous scheme • Speculation about what applicant may/ may not do next • Commercial competition • Moral/ religious objections