

Appeal Reference APP/H1033/W/24/3338480

Application Reference: HPK/2022/0344

Address: Glossopdale Community College Lower Site, Talbot Road, Glossop, Derbyshire, SK13 7DR

Applicant: Mr A Davies

Prepared by: Rachel Poole MRTPI (RTPI Number 52013)

Response to Statement of Case from High Peak Borough Council

Many thanks for sending the Statement of Case from High Peak Borough Council, received on 12 June 2024. On behalf of the Applicant, the following is noted in response to the Council's Case.

Impact on Howard Park Conservation Area

The Applicant's Statement of Case responds to all comments made by the Council. However, we would like to note that the Council quote Paragraph 8 from the previous Inspector's Report and go on to state that the principle of developing the land is not acceptable. It is not the case that the principle of development is not acceptable, whilst the previous scheme was considered not to be acceptable, the Applicant's Statement of Case is clear that the current proposed development responds fully to the previous (and current) reasons for refusal and is therefore acceptable.

Impact on Trees and Woodland Management

The Applicant's Statement of Case responds to all comments made by the Council. However, it should be noted that the comments from the Arboricultural officer have not been provided during the determination of the application, they are not available on the Council's Public Access, and they have not been referred to within the Committee Report, as such these comments are inadmissible.

Notwithstanding this, it is noted that the comments refer to the removal of B-Class Trees from G4 and further pressure on trees. The Applicant's Statement of Case responds suitably and conditions have been respectfully suggested regarding the re-planting of trees, ongoing management of the woodland and tree protection details for retained trees.

Amenity

As above, the Arboricultural Officer comments were not received during the determination of the application. Notwithstanding this, consideration of existing trees, overshadowing, leaf drop and amenity has been considered as part of the location and design of the dwelling and conditions have been respectfully suggested as noted above. The shading analysis submitted with the application shows shading throughout the year. In winter, the property retains sufficient sunlight, whilst there is shading of the garden this is not uncommon and is to be expected (and leaf fall would have largely taken pace). During the spring / summer

months the garden and property retains sufficient daylight as would be the case if trees to the south were fully grown.

Conclusion

Additional information has been provided as part of the Council's Statement of Case that was not presented during the determination of the application. Notwithstanding this, the Applicant's Statement of Case fully responds to the reasons for refusal and demonstrates that this application is acceptable when considered on its own merits.