



High Peak Borough Council

working for our community

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	145
Suffix	
Property Name	
Address Line 1	High Hill Road
Address Line 2	
Address Line 3	Derbyshire
Town/city	New Mills
Postcode	SK22 4HQ

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
400803	386196

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

mr

First name

chris

Surname

russell

Company Name

Still House Design Ltd

Address

Address line 1

16 Georges Road East

Address line 2

Address line 3

Town/City

Poynton

County

Country

Postcode

SK12 1NP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Construction of 2 new residential dwellings with associated access, hard and soft landscaping

Reference number

HPK/2022/0032

Date of decision (date must be pre-application submission)

05/07/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Condition no 2

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

following a pre-application consultation with Derbyshire Highways a revised narrower access road is proposed as the original approved access way can not be built as one of the garages that was to be demolished to create space for the new access is now to remain for legal reasons

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The revision number of the site plan P1001-D to be changes to P1001-E

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

DCC Highways dept - 2024/007554 PRE APP ENQ 2

Date (must be pre-application submission)

26/06/2024

Details of the pre-application advice received

Hello Chris.

Nice to discuss the attached earlier and I state again that I am sorry for the delay in replying.

Regarding

Option1

'To gain access for these two new properties by using the agreed access for the proposed single house on the adjoining site and bringing the access road around the back of no 149.'

It is the policy of the County Council that 'Any street which is being developed to serve six or more properties shall be capable of being laid out to a minimum standard, so that a street can be constructed which can be adopted as a highway maintainable at public expense'.

Option 2

'Demolish just one garage (associated with 147) and reduce the width of the access between 147 and 149 to 3m for a short stretch and move it nearer to no 147. It can widened out again as soon as the access passes the backs of the properties fronting High Hill Road.'

Please see extract from updated Design Guide below which, although not approved as yet, 4.1m wide carriageway will be acceptable and the existing Design Guide also states: 'Non-standard widths: • 3.7m (kerb to kerb) - for streets narrowed for speed control e.g. through use of traffic calming feature. • 3.25m minimum - for streets with a temporary restriction e.g. on-street pedestrian refuge facility.'

<image002.jpg>

On the subject of a 'Footway', NPPF Dec 2023 states in 108 (c): 'Transport issues should be considered from the earliest stages of plan-making and development proposals, so that: c) opportunities to promote walking, cycling and public transport use are identified and pursued;' so this is a subject you may wish to discuss with the Local Planning Authority (LPA).

Also:

The Traffic Regulation Order (TRO) request will not be feasible as the provision of a TRO is a consultation process with no guarantee of approval, so this not something I would pursue in any future applications.

A copy of the Highway Maintainable at Public Expense (HM@PE) is required to determine if the layby is within the public highway or land within the applicants control. The full extent of the HM@PE can be obtained by emailing: highways.extents@derbyshire.gov.uk

Radius Kerbs: Check out section 7.6.10 and Figure 10.03 in the attached LTN 1/20.

Regards

Glen Donaldson | Project Engineer | Highways Development Control

Place | Derbyshire County Council
County Hall | Matlock | Derbyshire | DE4 3AG

Tel: 01629 535544 | Ext: 35544

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

mr

First Name

chris

Surname

russell

Declaration Date

23/07/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

chris russell

Date

23/07/2024

