

High Peak Borough Council - Planning
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

18th June 2024
EP ref: 24-213

Dear Sir or Madam

Re: Planning Portal reference: PP-13024106
Hillhead Quarry, Hillhead Lane, Harpur Hill, Buxton, Derbyshire, SK17 9PS

We have been instructed by Stonevada Ltd to submit an application under Section 73 of the Town and Country Planning Act 1990 (as amended). This application is submitted following the approval of application ref. HPK/2016/0244 on 20/07/2016 which proposed Variation of conditions 3 and 4 (to continue the permitted use for a further 10 years to 31 May 2026) on planning permission HPK/2011/0119.

This application proposes to vary the conditions 1, 2 and 3 of application ref. HPK/2016/0244 to allow for the storage of bulk and packaged materials on the site, excluding coal. The application comprises the following:

- Application form and ownership certificate.
- Decision notice HPK/2011/0119.
- Decision notice HPK/2016/0244.
- Drainage statement and accompanying plans prepared by HBL.
- This supporting letter.

The planning application fee in sum of £293.00 has been paid by BACS transfer via the Planning Portal.

Background

Planning permission HPK/2011/0119 was approved on 27/05/2011 for "Change of use of part of quarry site for a range of storage uses, to include, HGV's and commercial vehicles, police impounded vehicles and stockpiling of minerals (mainly for winter road maintenance)."

Following this, application ref. HPK/2016/0244 was submitted at the site to vary conditions 3 and 4 of application ref. HPK/2011/0119 in order to allow the site to not cease in its operation in 2016. The variation of the conditions extended the use to 31st May 2026.

This application proposes to vary conditions 1, 2 and 3 to allow for the storage of bulk and packaged materials on site, excluding coal. The applicant has instructed a drainage survey which will follow as soon as it is available.

The conditions are proposed to be amended to read as follows:

Condition 1

"The site shall be used solely for the storage of HGV's, commercial vehicles, ~~police impounded vehicles, and for the stock piling of rock salt~~ packaged and bulk materials (excluding coal) and for no other purposes. Reason: In the interests of the future restoration of the site and in the visual amenity of the site, in accordance with Policy EQ3 of the High Peak Local Plan 2016."

Condition 2

The permission hereby granted shall be for a limited period expiring on the 31st May 2026, on or before which date the use of the land for the storage of HGV's/ commercial vehicles, ~~police impounded vehicles, and the stockpiling of rock salt~~ packaged and bulk materials (excluding coal) shall be discontinued permanently unless a further planning permission has first been granted on application to the Local Planning Authority.

Condition 3

All HGV's/commercial vehicles, ~~police impounded vehicles, and the stockpiling of rock salt~~ packaged and bulk materials (excluding coal) shall be removed from the site no later than the 31st May 2026 unless a further planning permission has been first granted on application to Local Planning Authority.

Site management and drainage

The application is accompanied by a drainage strategy which proposes to install channel drains and silt traps at the site entrance/lowest site levels to further protect the site from materials potentially exiting the site via overland or exceedance flows. The surface water flows would be intercepted by channel drains located at the site entrance and north low lying areas of the site.

In terms of management, the materials are stored on site only and the majority of materials are packaged. The potential for dust emissions is therefore limited to the tipping of loose dry material, and the potential for wind blown dust from stockpiles and the site surface. The following house-keeping will be adopted:

- Any spillages around the stockpiles will be cleared promptly.
- The surface will be swept as required to ensure that no deposits of fine material are allowed to accumulate.
- All vehicles leaving the site will be inspected by the driver and cleaned as necessary before proceeding onto the public highway.
- Loads of incoming and outgoing road transport will be sheeted to avoid spillage of materials onto the public highway.
- During dry and potentially dusty conditions, stockpiles will be conditioned as necessary with water to minimise emissions of dust.

- Loading and tipping heights will be minimized to avoid unnecessary uncontrolled dust emissions.
- All stockpiles will have a maximum height of 3.85m to minimise exposure to the effects of windblow.
- Stockpiles will be formed only within the areas shown on the accompanying plan. The edges of the stockpiles will be maintained to minimise trafficking through the stored materials.
- The site manager will be responsible for:
 - Incoming and outgoing vehicle movements.
 - Loading and tipping.
 - Operation of dust suppression measures.
 - Inspection and cleaning of outgoing transport.
 - Record keeping; and
 - Satisfactory working of the whole site.

Section 73

Section 73 of the Town and Country Planning Act 1990 gives an express power to amend or remove conditions on a planning permission for the development of the land. The decision maker must determine whether the proposals differ in such a way from the approved development that they would cause significant harm to interests of planning importance to justify withholding planning permission. Key points to note in this case are:

- The quantum of development would remain the same and the description of development would remain as approved.
- The boundaries of the application site would not change.
- There is no material change in respect of other matters.

In accordance with the above, the application complies with Section 73 of the Town and Country Planning Act 1990, and we respectfully ask that this application is approved without delay.

We trust that the above meets with your requirements and that you are able to validate and register the application. We look forward to receiving confirmation of your receipt of the same. Should you have any queries, please do not hesitate to contact this office.

Yours sincerely
Emery Planning

Caroline Payne

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