



High Peak Borough Council

working for our community

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
402240	394061

Description

Land belonging to former Zion Methodist Chapel

Applicant Details

Name/Company

Title

Mr

First name

Matthew

Surname

Sharp

Company Name

Mellor Homes Ltd

Address

Address line 1

69 Lower Fold

Address line 2

Marple Bridge

Address line 3

Town/City

Stockport

County

Cheshire

Country

Postcode

SK6 5DU

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Sam

Surname

Baird

Company Name

JDA

Address

Address line 1

The Warehouse

Address line 2

Saxon Street

Address line 3

Town/City

Denton

County

Country

Postcode

M343DS

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

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

Erection of 8 residential dwellings with associated landscaping

Reference number

HPK/2022/0353

Date of decision

23/08/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Minor change to parking of Plot 1 (no net loss or gain in numbers).
Updated elevations to reflect engineers proposed levels showing how ground level will sit in reality. Removal some side utility doors due to levels. Head details clarified.

Please state why you wish to make this amendment

Parking reoriented to avoid impact on TPO.
Elevations updated to reflect site levels / levels impact

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Site Plan (Ref: 1283-A-DR-001 Rev I)
House Type A Elevations (Ref: 1283-A-DR-004 Rev A)
House Type B Elevations (Ref: 1283-A-DR-007 Rev B)
House Type C Elevations (Ref: 1283-A-DR-010 Rev B)
House Type D Elevations (Ref: 1283-A-DR-014 Rev B)
House Type E Elevations (Ref: 1283-A-DR-017 Rev A)

New plan/drawing numbers

Proposed Site Plan (1283-JDA-XX-XX-DR-A-0100 - Proposed Site Plan-P08.pdf)
House Type A Elevations (1283_JDA_Z1_ZZ_DR_A_0200 Elevations - Type A-Rev P06.pdf)
House Type B Elevations (1283_JDA_Z2_ZZ_DR_A_0200 Elevations - Type B-Rev P07.pdf)
House Type C Elevations (1283_JDA_Z3_ZZ_DR_A_0200 Elevations - Type C-Rev P09.pdf)
House Type D Elevations (1283_JDA_Z4_ZZ_DR_A_0200 Elevations - Type D-Rev P07.pdf)
House Type E Elevations (1283_JDA_Z5_ZZ_DR_A_0200 Elevations - Type E-Rev P07.pdf)

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

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment 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

Sam Baird

Date

14/10/2024