

Ben Haywood
High Peak Council
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Manchester
One Express
1 George Leigh Street
Manchester M4 5DL
nexusplanning.co.uk

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Dear Ben

Non Material Amendment Application to Reserved Matters Approval HPK/2023/0337
Former Shire Hill Hospital, Bute Street, Glossop

Planning Portal Reference PP-13698853

We write to submit an application on behalf of Cube Homes Limited ('the applicant') to apply for non-material amendments to Reserved Matters Approval reference HPK/2023/0337 dated 3 May 2024.

The application is supported by the following drawings:

- Reference: 21017-00B – 'Site Location Plan';
- Reference: 21017-01F – 'Site Layout Plan'; and
- Reference: SCP/220138/D02 – 'Proposed Site Access Arrangement'.

The non-material amendments sought relate specifically to the approved site access off Bute Street, the detail of which was agreed in principle at Reserved Matters Stage (reference HPK/2023/0337) with the planning officers. The justification for the proposed alterations to the site access is to ensure that the internal roads are brought forward to an adoptable standard.

In light of the above, this application seeks to make the following non-material amendments to the approved scheme:

1. Alterations to the approved layout to allow for a 5.5m wide carriageway, plus a 1.8m wide footway to the northern side of Bute Street. In order to facilitate this, some land has been taken from adjacent properties owned by the applicant; and
2. As a result of the above, a slight adjustment to the approved red line boundary is required to enable the proposed alterations to the site access.

Section 96A of the Town and Country Planning Act was introduced in 2009 to allow for greater flexibility to amend extant planning permissions without the need to submit a brand new, full application.

The proposed amendments are minor in nature and do not materially alter the approved development. Furthermore, the principle of the amendments have been previously agreed by the local authority.

In this regard, the report to committee for the Reserved Matters application noted that:

'It would also require a modification to the access point from Bute Street and as such cannot form part of this reserved matters application. In principle officers and the LHA are in support of adoption of these roads, but this would need to be subject to a modification of the access design agreed and conditioned under the outline application.'

We therefore trust that the Council considers the proposals to reflect non-material amendments and can be dealt with satisfactorily under Section 96A of the Town and Country Planning Act.

We trust the submitted information is acceptable and look forward to progressing the application with you in due course.

Yours sincerely

Heather Lindley-Clapp

Director