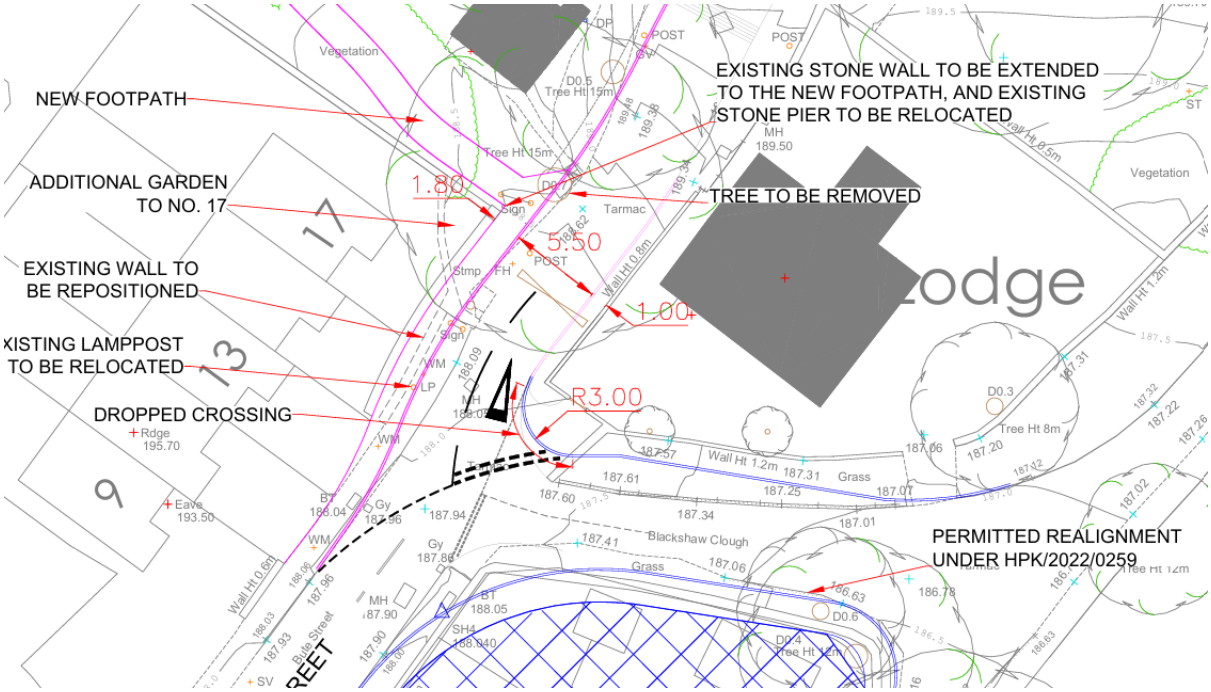
RE: NMA/2025/0003 - Non Material amendment relating to HPK/2023/0337 - alteration to site access from Bute Street. In considering this application, the planning officer and Highways Authority need to also consider access from Bute Street in two other planning applications in the immediate vicinity: HPK/2015/0215 (up to 56 houses on land east of Bute Street) and HPK/2022/0259 (7 houses on land on Bute Street). Access to all three is from the same part of Bute Street and road widening is included in all three applications.

With regard to NMA/2025/0004, there has been no notification to affected residents who live in the following properties:

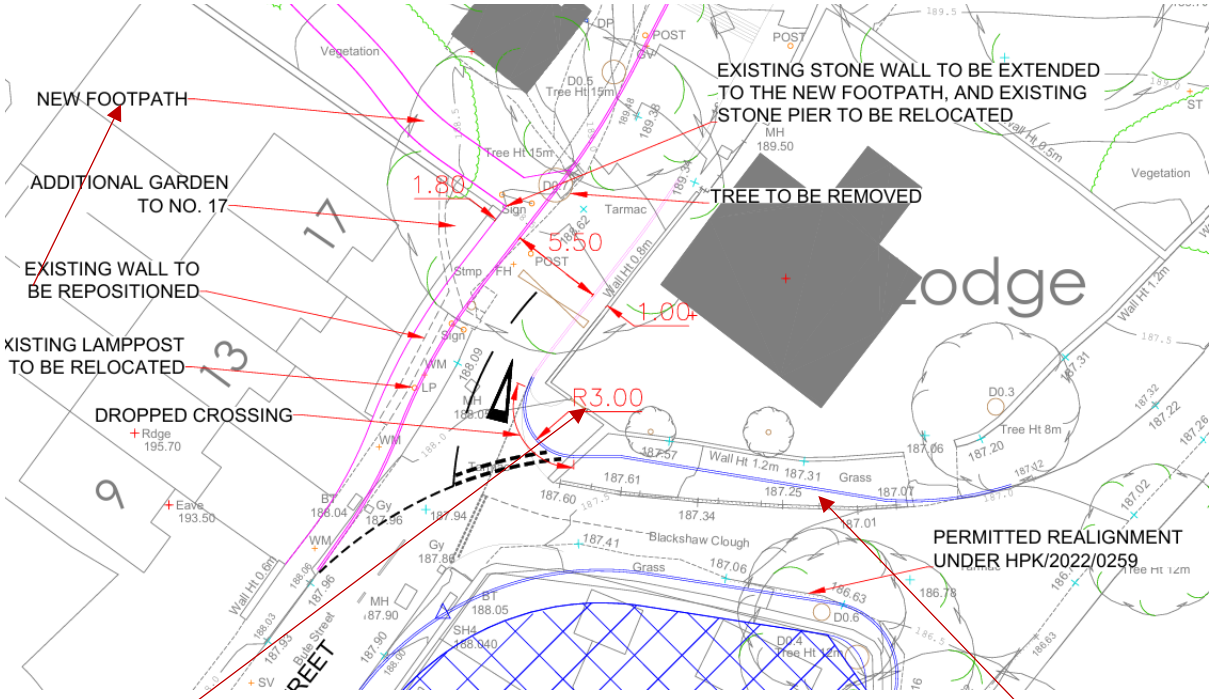
- The Lodge, Bute Street
- 9 Bute Street
- 11 Bute Street
- 13 Bute Street
- 15 Bute Street
- 17 Bute Street

In particular, the residents of 13, 15, 17 would lose some land to the front of their properties. They have shared ownership of these properties.

The proposal doesn't clearly show the driveway to The Lodge, which is at the proposed new Give Way junction. The proposal also doesn't show the proposed realignment of Blackshaw Clough, taking part of the grassed area and picket fence in front of The Lodge. This forms part of planning application HPK/2019/0215:



Drawing (below) showing the proposed alignment under HPK/2019/0215 and the driveway to The Lodge, which would be impeded by the proposed Give Way junction and dropped crossing:



Driveway to The Lodge

Proposed realignment under HPK/2019/2015

This application should not be considered until affected residents have been consulted; and a highway engineer visits the site and submits a report, taking into account all three planning applications.