



High Peak Borough Council

working for our community

Application for Approval of Details Reserved by Condition

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

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)

Description

Co-Op Field, Land to rear of Mount Pleasant, Spring Bank, New Mills, SK22 4AS

Applicant Details

Name/Company

Title

ms

First name

Lyn

Surname

bannister

Company Name

Mount Pleasant

Address

Address line 1

Mount Pleasant

Address line 2

spring bank

Address line 3

Town/City

New Mills

County

derbyshire

Country

United Kingdom

Postcode

SK22 4AS

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

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

Construction of temporary road via Aldersgate across land owned by New Mills Town Council know as Co-op Fields rear of Mount Pleasant Chapel, Spring Bank. Construction of temporary surface area for site office, welfare facilities and storage of equipment for duration of the build. Removal of 4m section of beech hedging adjacent to road. Erection of security gates across to prevent unauthorised vehicle access and security fencing and gates to secure site compound.

Reference number

HPK/2024/0344

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

15/11/2024

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

Condition number(s)

1. The development hereby permitted is granted for a temporary period until 30 September 2025 by which time the temporary road / compound surfacing, site office, welfare facilities, security gates, fencing and all associated equipment shall be removed from the land and the land shall be restored to its former condition, including the closure of the temporary construction access with Aldersgate with a physical barrier and the existing vehicle crossover shall be reinstated as footway. The land and footway shall be restored in accordance with a scheme of highway and landscaping works together with implementation timescales to be submitted to and approved in writing by the Local Planning Authority within four months of the date of this consent.

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/02/2023

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

1. BS Species Rich Wild Grass Seed - Creates a diverse wild grass meadow with this mix of nine attractive meadow grasses and provide vital habitat for a range of wildlife, including wild birds, small mammals and a large range of invertebrates. Sow at 20 grams per sq/m over area identified as temporary access road and compound on the attached diagram. Implementation timescale - already completed.

2. Mixed Native Hedging 180-200cm (5'11"-6'5") | - Troughs supplied in 1 metre length of instant hedging and are currently approx 6ft tall from the top of the rootball to the top of the hedge. They are a mixture of Hawthorn (Crataegus monogyna), Field Maple (Acer campestre) and Hazel (Corylus avellana) but may also have some Spindle (Euonymus europaeus), Dogwood (Cornus alba) or Goat Willow (Salix caprea). Planted adjacent to highway to replace mixed hedging removed to form entrance to temporary access road. Pedestrian access point narrowed and relocated to safer position as indicated on attached diagram. Implementation timescale - already completed.

3. Galvanised Estate Single Leaf Gate C/W Posts - 1.2m High x 1.2m Wide - gated pedestrian entrance to provide safer access and use of the reinstated green space. Style of gate chosen to match existing adjacent vehicle gate to town hall car park. Implementation timescale - TBC

4. Reinstate existing vehicle crossover as footway. Contractor and materials to be used as per Derbyshire County Council regulations. Application to reinstate has been commenced. Implementation timescale approx 8 weeks.

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

Phone call on 28/5/25 at 11am with officer

Date (must be pre-application submission)

28/05/2025

Details of the pre-application advice received

Described the outline plan to the officer who advised that the gate and possible surface details could be submitted as part of the discharge of condition.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Lyn bannister

Date

17/10/2025