

[REDACTED]

From: James Stannard
Sent: 21 May 2026 10:08
To: Planning Comments (HPBC)
Subject: FW: HPK/2025/0451 - Further comments Conservation Officer

[REDACTED]

See below comments from Conservation Officer in connection with HPK/2025/0451

James Stannard Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

[REDACTED]

www.highpeak.gov.uk | Follow HPBC on [Twitter](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [Twitter](#) | [Facebook](#)

Please note that my working days are Monday-Thursday

From: Rachel Robinson [REDACTED]
Sent: 20 May 2026 11:39
To: James Stannard [REDACTED]
Subject: RE: HPK/2025/0451 - 5 Bingswood Rd, Whaley Bridge

Hi James,

The revisions, with the single roof form is an improvement. I agree that we would still need some additional clarifications in order to ensure that the scheme doesn't harm the character and appearance of the conservation area. I haven't suggested full wording as some of these issues are also covered by other consultees such as environmental health, but also have an impact on the character and appearance of the Conservation Area. If you need a suggested conservation specific wording for any let me know.

The following aspects should be clarified via an appropriately worded condition:

- Full material schedule
- Window and doors - colour, material and finish
- Solar panel appearance and finish
- Boundary Treatments and hard landscaping
- Treatment of outdoor seating area
- Bike storage
- Bin/waste storage
- Plant equipment location
- No illuminated signage
- Outdoor lighting plan
- No external lighting outside of operating hours

I haven't suggested soft landscaping, as I assume this will be covered by Gareth due to protected trees and BNG issues. But it is noted what trees are important to the conservation area in this location

Kind regards,

Rachel Robinson Conservation Officer

(She/Her)

Development Management

High Peak Borough Council and Staffordshire Moorlands District Council

www.highpeak.gov.uk | Follow HPBC on [X \(Formerly Twitter\)](#) | [Facebook](#)

www.staffsmoorlands.gov.uk | Follow SMDC on [X \(Formerly Twitter\)](#) | [Facebook](#)



You will appreciate that the above is an informal opinion of an officer based on the information provided and does not constitute a formal determination under the Planning Acts.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
