

High Peak Borough Council - Planning
Buxton Town Hall
Market Place
Buxton
Derbyshire
SK17 6EL

11 June 2026
EP ref: 23-579

Dear Sir or Madam

Re: Planning Portal reference: PP-15002448
Land off Linglongs Road, Whaley Bridge, Derbyshire

Please find enclosed an application to discharge condition 15 attached to reserved matters consent ref. HPK/2023/0323 at the above site. The application comprises the following:-

- Application form;
- Decision notice ref. HPK/2023/0323 (for information only); and,
- Details to discharge condition 15 as set out below.

This application has been submitted concurrently with an application to discharge condition 22 of outline planning permission ref. HPK/2022/0495 relating to the provision of the dedicated car parking for residents along Macclesfield Road.

Condition 15 states:

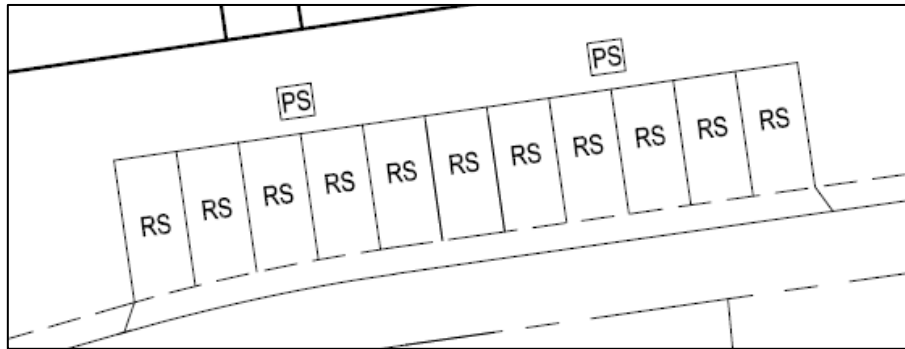
“Within one month of the date of the decision for planning permission ref. HPK/2023/0323 dated 13th May 2026, **a detailed scheme for the signage and management arrangements for the proposed dedicated car parking provision to serve residents along Macclesfield Road as secured by Condition 22 of planning permission ref. HPK/2022/0495** (and in accordance with the principles established by plan references: 466/ED/CMS2 Rev E ‘Construction Method Statement’ with the exception of plan ref. 466/ED/CMS2 Rev C as superseded by Site Execution Plan ref. 466-ED-76 Rev J; 466/P/MP01 Rev E ‘Planning Layouts Management Plan’; 466/P/HLL/01 Rev J ‘External Details Hard Landscaping Layout, Landscape Management Schedule – Rev D and 466//P/PL/01 Rev A1 ‘Planning Layout) **shall be submitted to and approved in writing by the Local Planning Authority**. The approved scheme shall be implemented within 6 months of the date of the decision ref.

HPK/2023/0323 dated 13th May 2026 and thereafter shall be maintained in accordance with the approved details.” (our emphasis)

The car parking spaces dedicated to residents of Macclesfield Road have been constructed in accordance with the approved Construction Method Statement and the approved drawings. Signage has also been in situ at the site for approximately one year and reads:

“PARKING FOR RESIDENTS OF MACCLESFIELD ROAD ONLY”

An extract of plan showing the parking spaces and the location of the signage (demarked with ‘PS’) is below:



The dedicated car park has been operating on a first come first served basis and is currently being maintained by Barratt Homes in accordance with section 1.16 of the approved Landscape Management Schedule which states:

“1.16 Communal Visitor Parking (opposite plot 58)

- i) Shrub beds to be weeded and maintained on a monthly basis. Areas to be swept and drainage maintained, as necessary. Street lighting to be maintained, as necessary, including payment of electricity costs.
- ii) Neighbour disputes managed if required.
- iii) Abandoned vehicles removed.
- iv) Stored vehicles (including caravans and trailers) removed.”

Barratt Homes will continue maintenance of the parking spaces until the legal transfer of the open spaces and parking to the Residents Management Company, who will be able to appoint a Managing Agent to carry out the long term management and maintenance in accordance with the approved details as listed above. No neighbour or parking disputes have been reported to date since the parking has been operational. It is therefore proposed for the current management and maintenance to continue.

We trust that the above details are sufficient to discharge condition 15. However, should you have any queries then please do not hesitate to contact this office.

Yours sincerely
Emery Planning


Wiktoria Sypnicka BA (Hons), MRTPI
Senior Consultant