

14th JANUARY 2019

DEVELOPMENT CONTROL COMMITTEE

UPDATES SHEET

HPK/2018/0428 – Land to the Rear of 20 Sunlaws Street, Glossop

Representations:-

A neighbouring occupier has raised concerns that there were problems opening documents relating to this application on the Council's website and that if necessary an extension to the public consultation deadline should be given so that these documents can be read and understood. In a follow up comment, the neighbour stated that the problem with the website had been fixed and that they were able to view the documents but this was after the deadline for submission of public comments. The objector goes on to state that:

“Many of the recent documents show how poorly thought out the plans for the villa and the grounds are. I trust all comments are reviewed fully before another recommendation is submitted to the committee and that the committee can now feel much more comfortable in rejecting the proposed building plans”.

The neighbour also queries when the previous officer recommendation was made (to the December Committee) and that it seems possible that the recommendation was made before all objections had been read and summarised in the report – the further objections appear as a separate document submitted to the Committee meeting without sufficient time for the Committee to study them in depth before making their decision.

Applicant's additional comments:-

The applicant has provided a statement in response to recent objections which can be summarised as follows:

- The application has been with the Council for 4 and half months.
- The Council resolved to approve the application in December. Due to an objection being received one working day before the Committee, the decision in December is now being re-visited.
- Officers have now considered all the issues raised in that late objection and found them to be either immaterial, false or can be addressed by conditions.
- The applicant has engaged with the Council throughout the planning process and taken on board all advice.
- The applicant's considers that their attempts to engage with their local councillor have been denied.
- The application has now twice received the support of officers.
- The application has addressed the issues raised in previous applications. There are other changes to material considerations, including the use of the access continuously for 8 years without any issues being raised.

- The application is consistent with the development plan in terms of sustainability, design, effect on trees, neighbours, highway safety and in all other material respects.
- The proposed house will contribute to the area's housing need, will be accessible to all and it will be provided with sufficient bin storage.

The applicant has submitted details of refuse bin dimensions in response to the objections.

The applicant also wishes to clarify that the root protection zone has been increased and that the works are outside the root protection zone. An updated plan has been submitted which shows the proposed building to be 4.8m from the tree and therefore beyond the root protection zone of 3.72m.

Officer Response:-

In response to the comments made by the neighbour (as summarised above) concerning the problems viewing the documents on the website and the timing of the public consultation period, the neighbours were notified by letter of the amended scheme / additional information on 14th December initially for 10 days, but the public consultation period was later extended until 3rd January 2019 to take into account the Christmas break. Notwithstanding the temporary problem with viewing documents on the website identified by the neighbour, it is considered that the neighbours have been given sufficient time in which to comment on the updated plans / additional information and in this respect it is noted that other neighbours have made representations during this extended consultation period.

HPK/2018/0571 – Millstones Willows, Beet Lane, New Smithy, Chinley

The neighbouring property has reported that additional hard core was placed on the 5th January 2019 onto the existing hardstanding adjacent to the stables building

HPK/2018/0352 – Broadlow Farm, Longridge Lane, Peak Dale

No updates to report.

HPK/2018/0501 – Lime Tree Part, Dukes Drive, Buxton

No updates to report.

HPK/2018/0492 – Community Field, Park Avenue, Furness Vale

No updates to report.

HPK/2018/0465 – Amenity space, Water Street, Buxton

No updates to report.