

10<sup>th</sup> July 2023

**HPBC DEVELOPMENT CONTROL COMMITTEE**

**UPDATES SHEET**

**Agenda Item 6 – HPK/2022/0471- Land at Longclough Drive, Simmondley, Glossop**

As set out in the report the original outline planning application was granted planning consent at appeal. This application provided for a total six houses, along with public open space which was secured by a section 106 agreement.

This section 106 agreement covered the whole site and required the developer to submit a public open space scheme before commencement of development. A landscape and biodiversity management plan has been received and is currently under consideration by the Council. The requirements of the Section 106 agreement are to implement that approved scheme and then either to manage and maintain it themselves (the developer) or transfer it to a management company. Further details have been requested seeking confirmation on who or what body will undertake the future management and maintenance of the public open space.

As the current application site forms part of the original application site, it is considered necessary to enter into a deed of variation to ensure that the requirements of the section 106 agreement apply to the development the subject of this application. Therefore a revised recommendation is needed:

**RECOMMENDATION:**

**RECOMMENDATION 1:** That approval be GRANTED subject to the completion of a deed of variation to the completed Section 106 agreement pursuant to application HPK/2016/416, and subject to the following conditions:

1. Approved Plans.
2. Materials to submitted and agreed.
3. Space for plant and materials to be maintained throughout the construction phase
4. Visibility splays to be provided.
5. No occupation until parking is laid out and surfaced
6. No gates or other barriers
7. Gradients and drainage details to be retained.
8. Landscaping to be submitted and implemented.
9. Provision of bin storage areas.
10. Submission of an Arboricultural Statement, including tree protection plan.
11. Surface Water drainage scheme.
12. Site investigation (contamination)

13. Dust mitigation during construction
14. Waste disposal (including restriction on fires) during construction
15. Piling conditions
16. Time restrictions on hours of construction

**Agenda Item 7 – HPK/2023/0157 – The Paper Mill Inn, Whitehough Head Lane, Whitehough**

A letter has been received from the applicant which is appended to this updates sheet.