

From: Emily Anderson <emily.anderson@planningdesign.co.uk>
Sent: 07 May 2025 08:53
To: NEW West 2 <west2@planninginspectorate.gov.uk>
Cc: Planning Applications <planning@planningdesign.co.uk>; Jon Millhouse <jon.millhouse@planningdesign.co.uk>; Ben Hurst <Benjamin.Hurst@staffs Moorlands.gov.uk>; Planning (SMDC) <Planning@staffs Moorlands.gov.uk>
Subject: RE: Planning Inspectorate APP/B3438/W/25/3361129: Lodgedale Farm, ST10 4HS

Dear Sean & Ben,

Thank you for the clarification, we have no further comments to make.

Kind Regards,

Emily Anderson BA(Hons) MSc MRTPI
Senior Planner | Chartered Town Planner

For and on behalf of



Planning & Design Practice Ltd

Derby Office - 3 Woburn House, Vernon Gate, Derby, DE1 1UL

Matlock Office - Cromford Creative, Cromford Mills, Mill Lane, Cromford, Matlock, DE4 3RQ

Macclesfield Office - Waters Green House, Waters Green, Macclesfield, Cheshire, SK11 6LF

Sheffield Office - First Floor, Unit 4, Westbrook Court, Sharrowvale Road, Sheffield, S11 8YZ

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Please note, I am on annual leave from Friday 9th May – Monday 19th May

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From: NEW West 2 <west2@planninginspectorate.gov.uk>

Sent: 06 May 2025 17:30

To: Emily Anderson <emily.anderson@planningdesign.co.uk>

Cc: Planning Applications <planning@planningdesign.co.uk>; Jon Millhouse

<jon.millhouse@planningdesign.co.uk>; Ben Hurst <Benjamin.Hurst@staffs Moorlands.gov.uk>;

Planning (SMDC) <Planning@staffs Moorlands.gov.uk>

Subject: RE: Planning Inspectorate APP/B3438/W/25/3361129: Lodgedale Farm, ST10 4HS

Dear Emily Anderson,

If you wish to comment on the attached and the below response from the LPA, please could you send your comments to me by the close of business on 20th May 2025.

Many thanks,

Yours,



Planning
Inspectorate

Sean Ernsting (pronouns He/Him)

Case Officer

The Planning Inspectorate

Email: sean.ernsting@planninginspectorate.gov.uk

Tel: 0303 444 5120



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From: Ben Hurst <Benjamin.Hurst@staffsmoorlands.gov.uk>

Sent: 06 May 2025 14:43

To: NEW West 2 <west2@planninginspectorate.gov.uk>; Planning (SMDC) <Planning@staffsmoorlands.gov.uk>

Cc: Emily Anderson <emily.anderson@planningdesign.co.uk>; Planning Applications <planning@planningdesign.co.uk>; Jon Millhouse <jon.millhouse@planningdesign.co.uk>

Subject: RE: Planning Inspectorate APP/B3438/W/25/3361129: Lodgedale Farm, ST10 4HS

Emily

Yes I am sorry a drafting error, brought about, I think, by simply deleting a standard time limit condition from the top of the list and then not properly correcting numbering continuity. To confirm, there is no 'missing' condition 2.

Condition 5 relates to and seeks to tie up the comments that you made to address the concerns of the Highway Authority in the attached email. Use of the adjacent weighbridge and surrounding hardstanding for haulage etc would be activity that is incompatible with the introduction of dwellings on the site in terms of safety and amenity. The red edge on the location plan that you attached with that email includes the hardstanding and the weighbridge. The condition should apply to all of the land within that red edge.

I hope that clarifies and assists.

Kind Regards

Ben

Mr. Benjamin R Hurst Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

Mob: **077385 06367**

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

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



From: NEW West 2 <west2@planninginspectorate.gov.uk>

Sent: 06 May 2025 13:38

To: Ben Hurst <Benjamin.Hurst@staffsmoorlands.gov.uk>; Planning (SMDC) <Planning@staffsmoorlands.gov.uk>

Cc: Emily Anderson <emily.anderson@planningdesign.co.uk>; Planning Applications <planning@planningdesign.co.uk>; Jon Millhouse <jon.millhouse@planningdesign.co.uk>

Subject: RE: Planning Inspectorate APP/B3438/W/25/3361129: Lodgedale Farm, ST10 4HS

Dear Staffordshire Moorlands District Council,

Further to the above appeal, please see email below from the Appellant – please could you send me your response **by not later than 13th May 2025**.

Many thanks,

Yours,



Planning
Inspectorate

Sean Ernsting (pronouns He/Him)

Case Officer

The Planning Inspectorate

Email: sean.ernsting@planninginspectorate.gov.uk

Tel: 0303 444 5120



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From: Emily Anderson <emily.anderson@planningdesign.co.uk>

Sent: 06 May 2025 12:08

To: NEW West 2 <west2@planninginspectorate.gov.uk>

Cc: Planning Applications <planning@planningdesign.co.uk>; Jon Millhouse
<jon.millhouse@planningdesign.co.uk>

Subject: RE: Planning Inspectorate APP/B3438/W/25/3361129: Lodgedale Farm, ST10 4HS

Dear Sean,

Thank you for sending these across. We are agreeable to these conditions, but would appreciate some clarification on a couple of points:

- There is no Condition 2, could you confirm that this is a drafting error?
- With regards to Condition 5, it would be appreciated if clarification could be sought confirming that 'land to the east of the building' only refers to land within the red line?

Kind Regards,

Emily Anderson BA(Hons) MSc MRTPI
Senior Planner | Chartered Town Planner

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