

[REDACTED]

From: Ben Haywood
Sent: 21 May 2026 15:44
To: Planning Comments (SMDC)
Subject: FW: Planning Applications Committee - Thursday, 21st May, 2026 2.00 pm - Item 8 .SMD/2025/0412 - Land at Daisy Bank Farm, Uttoxeter Road, Upper Tean

[REDACTED]

For the file please

Ben Haywood Head of Development Services
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: [REDACTED]
www.highpeak.gov.uk | Follow HPBC on [X \(Formerly Twitter\)](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [X \(Formerly Twitter\)](#) | [Facebook](#)



From: Sally Hampton <[REDACTED]>
Sent: 20 May 2026 21:13
To: Ben Haywood <[REDACTED]>; Bob Phillips <[REDACTED]>
Subject: FW: Planning Applications Committee - Thursday, 21st May, 2026 2.00 pm - Item 8 .SMD/2025/0412 - Land at Daisy Bank Farm, Uttoxeter Road, Upper Tean

Hi Ben & Bob,

I have just received this late representation.

Please can you let me know if it will be possible to refer to this as a late verbal representation during the committee tomorrow?

Thanks,
Sally

Sally Hampton Senior Democratic Services Officer
(She/Her)
Democratic Services
High Peak Borough Council and Staffordshire Moorlands District Council
Tel: [REDACTED] Ext [REDACTED] Mob: [REDACTED]
www.highpeak.gov.uk | Follow HPBC on [X \(Formerly Twitter\)](#) | [Facebook](#)
www.staffsmoorlands.gov.uk | Follow SMDC on [X \(Formerly Twitter\)](#) | [Facebook](#)



From: Cllr Steve Buckley <[REDACTED]>
Sent: 20 May 2026 20:32
To: Sally Hampton <[REDACTED]>
Subject: Re: Planning Applications Committee - Thursday, 21st May, 2026 2.00 pm - Item 8 .SMD/2025/0412 - Land at Daisy Bank Farm, Uttoxeter Road, Upper Tean

I would like to make a late representation statement to be conveyed to the Committee on the Above .

Checkley Parish Council wish to point out that the original Outline Planning Permission SMD/2018/0509 as approved and granted described the Development on the Application as quote "Residential development for upto 55 dwelling...." Further the Reserved Matters Application SMD/2022/0199 described the Development on the Application as quote " for the Residential development of 55 dwellings...." Also this Application SMD/2025/0412 being considered by the Committee described the Development on the Application as quote " for the Residential development of 55 dwellings..." .

The Planning Officers summary of Recommendations under item 7.11 states "...the proposed modifications demonstrate a reduction in the number of overall house types on this scheme by one..." and 7.15 states :....save for the removal of one of the house types..." .

The court of Appeal "Finney" judgement ruled that a Section 73 Application cannot be used to change the description of development in a Planning permission. In practice this means that you can not use Section 73 to increase or reduce the number of dwellings.

Therefore this Application in principle should not be approved as the number of dwellings have been reduced by 1 from 55 to 54 materially changing the description of the Development.

Cllr Steve Buckley
Planning Coordinator
Checkley Parish Council
(Mob: [REDACTED])

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.staffsmoorlands.gov.uk/YourData>

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>
