

Case Management Conference (CMC) Summary Note

Appeal Ref: 6006040

Address: Glossopdale Community College Lower Site, Talbot Road, Glossop, Derbyshire SK13 7DR.

Proposal: Outline planning application for the construction of up to 110 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations

Spokesperson:

For the Council: Philip Robson (PR)

For the Appellant: Matthew Henderson (MH)

1. The Arrangements for the Inquiry

The inquiry will open at 10am on Tuesday 18 August 2026 and will be held in person on 19, 20, and 21st August. On 25 and 26 August 2026 the inquiry will be a virtual event hosted by the Council. On the second and subsequent days the inquiry will resume at 9.30 am. Each day we will aim to finish by 5pm.

There will be suitable breaks throughout the day, including mid-morning and mid-afternoon and an hour for lunch.

For the in-person event, the Council has booked the First Dinting Scout Centre, Adderley Place, Glossop SK13 6PA. The Council will however need to ensure that the premises has suitable Wi-Fi and will advise the case officer of this by **Tuesday 16 June 2026**. The venue is not equipped for live streaming.

If Wi-Fi cannot be secured an alternative venue, with Wi-Fi and access for those with disabilities will need to be secured. The case officer shall be advised as soon as this is done.

2. Amended description of development/plans

The appellant has requested that the appeal is considered with a different description of development to that which the Council considered when it determined the planning application. A revised parameters plan has been submitted to reflect this. The change to the description of development relates to the number of dwellings proposed, reducing it from 'up to 110' to 'up to 100'.

The Council is satisfied with the revised proposal. In the interests of fairness however the Appellant will undertake a re-consultation exercise with all those notified of the planning application and those that have made representations on the proposal, giving 21 days for any comments to be made. MH indicated that this exercise would be undertaken on 11 June 2026 and that the Appellant would collate responses and forward these to the Council and the case officer at the end of the consultation period.

3. Likely Main Issues

In my pre conference note I set out that the likely main issues were:

- The effect of the proposal on the provision of recreational facilities and
- Whether a high quality design could be achieved with acceptable living conditions for nearby occupiers and the intended future occupiers.

At the CMC the Appellant considered that the 'provision of recreational facilities' should be narrowed to 'playing field land'. The Council had no objection to this and accordingly the first main issue is amended to:

- The effect of the proposal on the provision of playing field land.

Dependent on the agreement reached between the parties, the issue of housing land supply, housing land delivery and progress on the development plan may be a further main issue.

The evidence will also need to address other matters raised by interested parties. MH indicated that Technical Notes would be provided for matters of heritage, highways/ transport and ecology.

4. Witnesses and Scope of Evidence

MH intends to call 5 witnesses:

- Sarah Cox – planning
- Richard Holliday – housing land supply and delivery
- Mr Shepherd – educational provision
- Mr Crowford – Design and second main issue
- Mr Allen (if available) or an alternative witness in respect of playing field land and first main issue

PR intends to call 3 witnesses:

- Bob Phillips – planning
- Mr Hughes – playing field land and first main issue
- Ruth Wooddise - housing land supply and delivery

5. How the Evidence is to be Examined

It was agreed that the nature of the main issues and the matters covered by individual witnesses would not suit a round table approach or topic basis. This evidence would be best heard through formal evidence in chief and cross examination. The running order would be all of the Council's witnesses, then the Appellant's witnesses.

Both parties anticipated that whilst proofs of evidence would be prepared in respect of housing land supply/delivery/development plan, formal examination may not be required dependent on the differences between the Appellant and Council in this regard.

The parties would advise as soon as possible, and no later than the exchange of proofs date (**21 July 2026**) whether this matter would need to be formally examined.

If formal examination is not required housing supply matters would be the subject of round table discussion which I shall lead. Other matters raised by interested parties, including heritage, highway safety and ecology will also be discussed at a round table session which I shall lead.

6. Statements of Common Ground (SoCG)

An overarching SoCG ground dated 8th and 10th June 2026 has been completed.

In terms of the respective topics I would like topic-based SoCG which should split the topics down into headings so that I have a clear picture of parties' views. If this could be tabulated, all the better, setting out areas of agreement/disagreement, so that it is clear where the focus of my attention should be.

Similarly for matters of weight to be afforded in the planning balance a table with what the issue is, and the Appellant's and Council's weight to be given should be provided.

7. Conditions

The Council's Statement of Case included suggested conditions in the event that the appeal was allowed. The Appellant and the Council are in discussion over these.

I may wish to comment on conditions in writing, to make best use of Inquiry time. It would be helpful if the parties could produce a draft schedule as a separate editable Word document 4 weeks before the inquiry opens (**21 July 2026**). This may be an agreed schedule, but if there are points of disagreement, they can be recorded in the same version of the schedule, either in a tabulated form, with margin notes or alternative drafting. Could the reasons for the conditions be included as well as any relevant policy reference?

8. Planning Obligation

MH indicated that a draft S106 Agreement had been provided to the Council covering matters of affordable housing provision, highways, access and transport, education, biodiversity, public open space, children's play equipment, sport development, library contribution and NHS contribution.

An early draft of the obligation shall be submitted four weeks prior to the inquiry opening and a final draft submitted two weeks before the Inquiry opens (**4 August 2026**). This should be accompanied by the relevant office copy entries and a Community Infrastructure Levy Compliance Statement. The Statement must contain a fully detailed justification for each obligation sought, setting out how it complies with the CIL Regulations and National Planning Policy Framework and should include reference to any policy support. The final draft should not be executed until after the close of the inquiry. Following the close of the Inquiry I will allow 2-3 weeks for the submission of the signed S106. The parties indicate that this period would be sufficient, but if this changes, please advise me accordingly.

9. Management of documents and how they can be accessed digitally

PR advised that the Council has an inquiry website within which it would host the inquiry documents.

The Appellant shall coordinate the list of core documents. The list of core documents shall only comprise those documents to which you will be referring. I will need an agreed list of core documents 2 weeks in advance of the proofs being due so that they

can be properly referenced in all proofs. Once this list has been finalised only inquiry documents should be added to it.

Hard copies of documents will not be provided at the Inquiry. PR asked that the appellant provide a laptop so that interested parties could access the core documents at the Inquiry. MH advised that this would be looked into.

Notwithstanding the above, I would like a hard copy of the proposed parameters plan. This can be brought along to the inquiry.

10. Inquiry Duration, Running Order and Programme

It was agreed that the four days scheduled for the in-person inquiry would be sufficient for hearing evidence from witnesses and for the round table sessions. The reserve days would accommodate closings and applications for costs. At this time it is anticipated that only the first of the reserve days would be required for this, but this will be kept under review.

The running order will allow for interested parties to be heard on day 1, followed by round table sessions on 'other matters', including heritage, highways, ecology, and interested parties concerns. If this format is deemed suitable for housing land supply issues, this will also be heard on the first day.

On the second and subsequent days the whole of the case for the Council will be heard, followed by the Appellant.

On the fourth day, conditions and the planning obligation will be considered by way of round table sessions.

11. Costs

The Appellant has indicated that they will be making an application for costs. Any costs application should be made in advance of the inquiry and in writing. Any written applications should be sent to PINS no later than **4 August 2026**.

12. Site Visit

I will carry out an unaccompanied preliminary visit before the inquiry to orientate myself in preparation for hearing the evidence.

There will be a formal site visit during the inquiry. This will need to be accompanied given accessibility to the site. If the parties wish me to view other sites, please provide me with an itinerary, along with confirmation that access has been given for me to visit.

Please could the Council ensure that a copy of this note is made available with the Inquiry documents.

RC Kirby

INSPECTOR

12 June 2026

Annex A

Timetable for the submission of documents

By end of 12 June 2026	Re-notification of consultees, interested parties and local residents on amended description/parameters plan (any consultation responses shall be sent to the case officer within 5 days of the end of the consultation period)
16 June 2026	Confirmation of inquiry venue
7 July 2026	Deadline for submission of: <ul style="list-style-type: none">• Core documents list
21 July 2026	Deadline for submission of: <ul style="list-style-type: none">• All proofs• Topic Based SoCG• Conditions• Core documents• Initial draft planning obligation• Press notice/site notice• Confirmation whether round table is suitable for housing land supply issue
4 August 2026	Deadline for submission of: <ul style="list-style-type: none">• Final draft planning obligation and any relevant office copy entries• CIL compliance statement (Council)• Any necessary rebuttal proofs• Site inspection information• Time estimates for Examination in Chief and Cross Examination• Costs applications• Table of differences if it changes
18 August 2026	Inquiry opens 10.00 am

Annex B

Draft timing for Inquiry (example)

Day 1	Inspector's openings Appellant's & Council's openings	Interested Parties	Lunch (1pm)	Round Table	Round Table
Day 2					
Day 3					
Day 4					Site visit
Day 5	Closing Submissions	Costs			
Day 6					

**Please consider this outline timetable and advise how it aligns with your timings for the presentation of evidence and cross examination of witnesses. Please collaborate to edit it and return to PINS by the deadline*