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High Peak Borough Council

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TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995

OUTLINE PLANNING APPLICATION

PERMISSION

Applicant
Brian Cottrell Ltd
9 Elnor Lane
Whaley Bridge
SK20 7JN

Agent
John F Lomas M.R.I.C.S M.B.Eng
Rothbury
Chapel Road
Hayfield
SK22 2JF

Application no. HPK/2010/0607

Registered on 18/11/2010

Determined on 17/01/2011

High Peak Borough Council hereby **PERMIT** this application for **OUTLINE PLANNING PERMISSION** for

Resubmission of HPK/2010/0450 for a detached house on vacant site. at 37 Beresford Road Chapel-en-le-Frith

in accordance with the submitted application, details and accompanying plans listed below and subject to the following conditions and reasons:-

Conditions

1. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is later.
2. Approval of the details of layout, scale, appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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Andy Ellis – Development Control Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

4. Plans and particulars of the reserved matters referred to in condition 2 above, relating to the layout, scale and appearance of any buildings to be erected and the landscaping of the site shall be submitted in writing to the the Local Planning Authority and shall be carried out as approved.

5. Before any other operations are commenced space shall be provided within the site curtilage for storage of plant and materials, loading and unloading of goods vehicles/ parking and manoeuvring of site operatives and visitors vehicles, designed, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

6. Before any operations are commenced (excluding condition 4), a new access shall be created in accordance with the application drawings, laid out, constructed and provided with visibility sightlines of 2.4m x 33m the area in advance of the sightlines being kept clear, in perpetuity, of any planting above 600mm or structure in excess of 1m, measured above the adjacent carriageway channel. Pedestrian intervisibility splays of 2m by 2m by 45 degrees shall also be provided with the area in advance maintained free from all obstructions.

7. Prior to the commencement of development a scheme for the margin and boundary treatment adjacent to the likening footway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any other works commencing on site to safeguard the safe and free flow of pedestrians using the linking footway. The scheme so approved and installed shall be maintained for the lifetime of the development.

8. Prior to the commencement of development details of the proposed number and siting of car parking shall be submitted to and approved in writing by the Local Planning Authority. Dependent on the number of bedrooms, the following shall be provided:

    1. 2 and 3 bedroom dwellings: 2 spaces
    2. 4+ bedroom dwelling: 3 spaces

    Prior to the first occupation of the dwelling, the approved parking shall laid out and retained in perpetuity for the parking of vehicles.

9. There shall be no gates of other barriers within 5mof the nearside highway boundary and any gates shall open inwards only.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of section 92 of the Town and Country Planning Act 1990.

2. To ensure a satisfactory standard of development, in accordance with Policy GD4 of the High Peak Saved Local Plan Policies 2008.

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3. The time limit condition is imposed in order to comply with the requirements of Sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990.

4. To ensure a satisfactory standard of development, in accordance with Policy GD4 of the High Peak Saved Local Plan Policies 2008.

5. To ensure satisfactory service provision in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

6. In order to provide adequate visibility from the site in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

7. In the interests of pedestrian safety and in accordance with Policy TR5 of the HIgh Peak Saved Local Plan Policies 2008.

8. In the interests of highway safety and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

9. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

Summary of reasons for granting permission

The decision to grant planning permission has been taken because the Council considers that the application has put forward a proposal which would not harm either the visual or residential amenities of the locality and would not harm the safe operation of the highway network.

The decision to grant planning permission has also been taken having regard to all other relevant material planning considerations and to the following relevant policies and proposals in the Development Plan.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TR5 - Access, parking and design

National Planning Policy

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

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Andy Ellis – Development Control Manager

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
10.7.1

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
(a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
(b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

The permission is granted in strict accordance with the approved plans. It should be noted however that:
(a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
(b) Variation to the approved plans will require the submission of a new planning application.

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