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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 (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

PERMISSION

Applicant Mr Roger Handford
Knowle Top Barn
Brierley Green
Buxworth
SK23 7NL

Agent Peter Dalton
53 Long Lane
Chapel-en-le-Frith
SK23 0TA

Application no. HPK/2010/0665

Registered on 21/12/2010

Determined on 07/02/2011

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

Resubmission of HPK/2010/0541 for two storey extension & demolition of existing agricultural building & lean-to-shed at Knowle Top Barn Brierley Green Buxworth

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

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission unless some other specific period has been indicated in other conditions given.
2. The materials of external construction shall be random natural gristone to the walls and natural gristone flags to the roof, unless otherwise agreed in writing by the Local Planning Authority.

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Andy Ellis – Development Control Manager

3. The accomodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Knowle Top Barn as a dwelling and shall not be sold off, sub-let or used as a seperate unit of accomodation.

4. Before any other operations are commenced, space shall be provided within the site curtilage for the storage of plant and materials parking and manoeuvring of site operatives vehicles, together with the loading and unloading of goods vehicles, 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.

Reasons

1. 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 and section 51 of the Planning and Compulsory Purchase Act 2004.

2. In the interests of visual amenity, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

3. To prevent the establishment of an independent dwelling, in accordance with Policy OC1 of the High Peak Saved Local Plan Policies 2008 and Planning Policy Statement 7.

4. 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.

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 the visual amenities of the open countryside and the residential amenities of the neighbouring properties.

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

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

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Andy Ellis – Development Control Manager

Notes to Applicant

1. The application site is adjacent by Public right of Way 11 on the Derbyshire Definitive Map. The route must remain unobstructed on its lawful alignment at all times and safety of the pubic using it must not be prejudiced either during or after development works take place. Advice on the procedures for the temporarty or permanent diversion of suh routes may be obtained from the Councty Councils Public Rights of Way Section at Shand HOuse tel no. 01629 580000.

Plans

The plans to which this Notice refers are listed below:
Location Plan
01A
02A
03A
04A
05A

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.

Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section on 0845 129 7777.

Any other statutory consent necessary must be obtained from the appropriate authority.

Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority, Derbyshire, County Council at County Hall, Matlock, Derbyshire, tel. 01629 580000.

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.

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Andy Ellis – Development Control Manager

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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Andy Ellis – Development Control Manager