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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
High Peak Community Housing
Units 22-24 Furness Vale Business Ce ntre
Calico Lane
Furness Vale
SK23 7SW

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

Application no. HPK/2011/0071

Registered on 16/02/2011

Determined on 18/04/2011

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

Change of use of grassed area and part of paved area to provide parking spaces and improved access for Fire & Rescue services at 5 to 16 Stiles Close Hadfield Glossop

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. Before any operations are commenced, space shall be provided within the site curtilage for site accomodation, storage of plant and materials, parking and manoeurvingof site operative's and visitor vehicles together with the loading /

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unloading and manoeuvring of goods vehicles, designed and laid out and constructed 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.

3. The parking area shall be provided as per the approved application drawings, laid out and constructed with all parking bays clearly marked out and maintained in permanent marking materials. The parking spaces shall be for the occupants of Stiles Close only and for domestic car parking there shall be no commerical parking, caravans or other domestic paraphernalia located, parked or stored. The parking spaces shall be maintained thereafter free from any impediment to designated use.

4. Notwithstanding the details shown on the approved plans no development shall commence until details including preventative measures for the means of disposal of surface water run off from the car park to adjacent dwellings have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the parking area and be retained at all times thereafter.

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 highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
3. To maintain adequate parking provision in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
4. To ensure that the dispersal of surface water does not have an adverse impact upon the public highway and residential properties.

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 that provides designated parking for adjoining residents and is not considered to be detrimental to visual amenity and the proposal forms a new open space enhancing the area.

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

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BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
OC10 - Trees and Woodlands
TR5 - Access, parking and design

National Planning Policy
PPG13 Transport

PPS25 Development and Flood risk

Notes to Applicant

There is a street lighting column affected by the works and the application should contact Debbie Anderson, Street Lighting to discuss its relocation on 01629 538670. The applicant will be liable for all costs arising.

Under Section 163, Highways Act 1980, where the site curtilage slopes down toward the highway limits, measures shall be taken to ensure that surface water fun off is prevented from entering upon the highway by means of a barrier (eg dished channel and gully).

Under Section 151, Highways Act 1980, the applicant must take all steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

Under Section 50 (Schedule 3), New Roads and Street Works Act 1991 before any excavation works are commenced within the limits of the existing highway, at least 6 weeks prior notification shall be given to the County Highway Authority (Contact the Streetworks Co-ordinator - tel no. 01629 538986).

Under Section 184, Highways Act 1980 and Section 86(4) of the New Roads and Street Act 1991, at least 12 weeks prior notification shall be given to the Area Maintenance Manager, North Tel. 01629 538537, before any works commence within the highway limits for the proposed vehicular access.

The applicant is advised to use a solid bound material for parking spaces for highway safety reasons. The introduction of loose material onto the highway, for example through vehicles leaving the driveway or through materials being washed onto the highway/footpath in wet weather can cause danger to users of the highway. This may resul in the owners of individual dwellings being liable to prosecution under Section 151 of the Highways Act 1980. The use of a solid bound material would avoid these problems.

Construction works are likely to require Traffic Management and advice regarding procedures should be sought from Dave Nicholson, NE Traffic Management on 01629 538685.
Under the Traffic Management Act 2004, as amended April 2008, the applicant or any other organisation/third party etc working within the highway on their behalf will be subject to the requirements and provisions of that Act including the necessary Highway Notices. The applicant

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should contact Elaine Cooper, NRSWA on 01629 538516 with regard to advance liaison, notification and co-ordination required.

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

1
10.6-1
10.6-2
10.6-3
10.6-4

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.

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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