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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 Geoff Middlehurst
Pathdale Systems Ltd
Unit L & M Ringstones Industrial Estate
Whaley Bridge
SK23 7PD

Application no. HPK/2010/0655

Registered on 22/12/2010

Determined on 16/02/2011

Agent

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

Change of Use of barn to domestic dwelling. at Folds Farm Barn Folds Lane Fernilee

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. Prior to the occuption of the dwelling the parking and turning provsion shll be provided in accordance with the application drawings, parking spaces shall measure a minimum 2.4m x 4.8m. The parking and turning spaces shall be maintained thereafter free from impediment to their designated use for the lifetime of the development.

3. Notwithstanding the provisions of Classes A B C D E of Part 1 of the Town and Country Planning (General Permitted Development) (amendment) Order 2008 (or any order revoking or re-enacting that Order) no alterations shall be made to the property, no

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extensions or outbuildings shall be erected (built) without the prior written approval of the local planning authority.

4. Prior to the commencement of development on site details of the proposed external window and door joinery shall be submitted to and agreed in writing by the Local Planning Authority. All window frames and external doors shall be in timber, in a coulour to be agreed. The scheme shall be implemented in accordance with the agreed details prior to the occupation of the development.

5. Prior to the commencement of development on the site details of boundary treatment to all of the site boundaries shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the agreed details.

6. Prior to the commencement of development on site details of mitigation measures that will be taken should the presence of bats be found found on site, shall be submitted to and agreed in writing by the Local Planning Authority.

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. To ensure adequate car parking provision within the site in accordance with the adopted standards of the Local Planning Authority and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

3. To enable the Council to exercise control over future developments at the site, in accordance with Policy GD4 and Policy GD5 of the High Peak Saved Local Plan Policies 2008.

4. In order that the character and appearance of the building shall be retained, 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.

5. In the interests of visual amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

6. To safeguard wildlife in the interests of nature conservation.

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 XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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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BC.10
EMP.07
GD.04
H.13
OC.01
OC.03
OC.04
OC.06 - Archaeological and Other Heritage Features
EMP 7 - Industry and business in the countryside
GD4 - Character Form and Design
H13 - Replacement Dwellings in the Countryside
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development

East Midlands Regional Plan March 2009

National Planning Policy

Notes to Applicant

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

FB/001/PL/000/A
FB/001/PL/001/A
FB/001/PL/100/A
FB/001/PL/101/A
FB/001/PL/200/A
FB/001/PL/201/A
FB/001/PL/202/A
FB/001/PL/300/A

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

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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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Andy Ellis – Development Control Manager