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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 Graham Smith
Bower Cottage
Whitle Fold
New Mills
SK22 4EF

Application no. HPK/2011/0228

Registered on 27/04/2011

Determined on 09/06/2011

Agent High Peak Architects
13-15 Market Street
Whaley Bridge
SK23 7AA

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

Extension of time limit on HPK/2008/0314 for change of use of barn to 4 dwellings & 2 garage blocks at Broadhey Farm Barn Diglee Road Furness Vale

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 development shall be carried out strictly in accordance with the details shown on drawing nos. 972.01, 972.02. 972.08, 972.20 and 972.22 received on the 29th of April and 972.09A and 972.21B received on the 16th of June.

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Michael Green
Planning Applications Manager

3. The materials of external construction shall be natural gritstone to the walls and natural blue slate to the roof.

4. The 2 no. passing places along the access road, indicated on the site plan drawing no. 972.09A, shall be constructed prior to any of the units hereby permitted, being first brought into use; the passing places shall be maintained throughout the life of the development

5. Before any of the units hereby permitted being occupied, the car parking spaces, as indicated on the site plan, drawing no. 972.21 Rev B shall be constructed, laid out and surfaced in a solid bound material. The approved parking spaces shall be retained free from destruction to their designated use, throughout the life of the development.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B, C, D, E, , G or H of Part 1 or Class A of Part 2 of Schedule 2 of the Order shall be erected on the application site.

7. The proposed boundary wall shown on plan ref 972.21B shall be constructed in drystone walling only.

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. For the avoidance of doubt and in accordance with the applicant's stated intentions
3. In the interests of visual amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

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

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

6. 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.
7. In the interests of visual amenity in accordance with policy GD4 of the Adopted High Peak Local Plan (Saved Policies).

Summary of reasons for granting permission

The decision to grant planning permission has been taken because the Council considers that no material change in circumstances has occurred since the previous approval.

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Michael Green
Planning Applications Manager

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

GD4 - Character Form and Design
H5 - Housing within the Built up Area Boundaries
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR13 - Long Distance and local trails

Plans

The plans to which this Notice refers are listed below:

Location Plan
972.01
972.02
972.08
972.09A
972.20
972.21B
972.22

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

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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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Michael Green
Planning Applications Manager