www.highpeak.gov.uk

High Peak Borough Council

working for our community

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 David Thompson
Buxton Riding School
Fern Farm Fern Road
Buxton
SK17 9NP

Application no. HPK/2011/0066

Registered on 05/04/2011

Determined on 14/06/2011

Agent

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

Level existing jumping paddock and renew post and rail fence at Fern Farm, Fern Road, Buxton

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 hereby approved shall be completed in strict accordance with the ground level details submitted with the application, unless otherwise agreed in writing by the Local Planning Authority.

3. No development shall take place until a Written Scheme of Investigation for archaeological monitoring has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and

…….
Michael Green
Planning Applications Manager

a) The programme and methodology of site investigation and recording;
b) Provision to be made for analysis and reporting of the site investigation and recording;
c) Provision to be made for publication and dissemination of the analysis and records of the site investigation
d) Provision to be made for archive deposition of the analysis and records of the site investigation
e) Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
The development shall take place strictly in accordance with the archaeological Written Scheme of Investigation.

4. Within a period of twelve weeks from completion of the development, the archaeological site investigation and post investigation reporting shall have been completed in accordance with the programme set out in the archaeological Written Scheme of Investigation approved under condition 3 and the provision to be made for publication and dissemination of results and archive deposition shall be submitted to 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. In the interests of the visual amenities of the area and in accordance with Policies OC1 and OC3 of the High Peak Saved Local Plan Polices 2008.
3. To allow for the recording of items of archaeological interest and in accordance with Policy BC10 of the High Peak Saved Local Plan Policies 2008.
4. To allow for the recording of items of archaeological interest and in accordance with Policy BC10 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 detract from the rural character of the open countryside and Special Landscape Area and would not harm the archaeological interests in the locality.

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

…….
Michael Green
Planning Applications Manager

BC10 – Archaeological and othere heritage features
GD4 - Character Form and Design
LT5 - Horse riding facilities, stables and riding schools
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design

National Planning Policy
Planning Policy Statement 5: Planning for the Historic Environment

Planning Policy Statement 7: Sustainable Development in Rural Areas

Notes to Applicant

1. The applicant is advised that the application site is adjacent to Public Right of Way Footpath 55 on the Derbyshire Definitive Map. The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Advice regarding the temporary (or permanent) diversion of such routes may be obtained from the Director of Environmental Services at County Hall, Matlock (tel: 01629 580000 and ask for the Footpaths Officer.

Plans
The plans to which this Notice refers are listed below:
Location Plan 1
3
6
7
8
9
10

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.

…….
Michael Green
Planning Applications Manager

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.

.....
Michael Green
Planning Applications Manager