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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 Nigel Webb
Bowden Hall Bowden Lane
Bowden
Chapel-en-le-Frith
SK23 0QP

Agent CamPlan
20 Bath Street
Nottingham
NG1 1DF

Application no. HPK/2011/0195

Registered on 03/05/2011

Determined on 27/06/2011

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

Stables/Animal Shelter at Bowden Hall Bowden Lane Bowden Chapel-en-le-Frith

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 stables hereby approved shall be used strictly for private purposes by the occupants of Bowden Hall, for the enjoyment of the surrounding land. The stables shall not be used for any commercial purpose.

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Michael Green
Planning Applications Manager

3. If the building ceases to be required/used for stabling it shall be removed from the site and the land restored to its former condition.

4. Prior to the commencement of development on site, precise details of the proposed siting of the building at a scale 1:500 shall be submitted to and agreed in writing by the Local Planning Authority. The building shall be sited outside the designated wildlife site and should avoid any tree roots. The building shall be constructed in accordance with the approved details.

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 protect the character of the countryside and to maintain highway safety, in accordance with Policies OC1 and TR5 of the High Peak Saved Local Plan Policies 2008 and.

3. In order to protect the character of the countryside, in accordance with Policy OC1 of the High Peak Saved Local Plan Policies 2008.

4. For the avoidance of doubt.

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 will provide stabling for occupiers of Bowden Hall for the enjoyment of the surrounding land.

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
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC8 - Sites of Importance for Nature Conservation
TR5 Access Parking and Design

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Planning Applications Manager

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

Location Plan

081B/P/102

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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Michael Green
Planning Applications Manager