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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 McMullan
Broadhey Farm
Diglee Road
Furness Vale
SK23 7PW

Application no. HPK/2011/0225

Registered on 27/05/2011

Determined on 06/07/2011

Agent Simon Associates
Holly Lodge
Kennylands Road
Sonning Common
RG4 9JX

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

Retention of Hay Barn Building,Yard and Access Track at Broadhey Farm 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 approved barn shall used for the storage and goods and equipment associated with the agricultural operation of the site only and shall not be used for any domestic purpose.

2. If the building hereby permitted ceases to be used for agricultural use of the holding the building shall be removed and the land restored to its former condition.

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Michael Green
Planning Applications Manager

Reasons

1. To prevent the domestification of land contrary to wider green belt policy, in accordance with Adopted Local Plan Policy OC2 and Planning Policy Guidance 2 - Green Belts.

2. Permission has only been granted to meet a specific justification in an area where new buildings would not normally be allowed, in accordance with Policy OC1 and Policy OC5 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 is acceptable in terms of impact on green belt, residential amenity and highway safety.

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

EMP 7 - Industry and business in the countryside
GD4 - Character Form and Design
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development

Plans

The plans to which this Notice refers are listed below:

JM210 Location Plan
JM211
JM212
JM213

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.

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Michael Green
Planning Applications Manager

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