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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 Tony Grimes
Oddfellows Yard Market Street
Buxton
SK17 6LG

Agent Kingfisher Consulting
Barley Castle Yard Market Street
Hayfield
SK22 2EP

Application no. HPK/2011/0418

Registered on 26/08/2011

Determined on 24/10/2011

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

Conversion of part of existing workshop to create additional ground floor flat at Oddfellows Cottages Market Street 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. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
3. Before any other operations are commenced space shall be provided within the site curtilage for storage of plant and materials, loading and unloading of goods vehicles laid out

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Michael Green
Planning Applications Manager

and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

4. The building, the subject of the application, shall not be occupied until the parking space and garages as shown on the approved plans have been provided within the site curtilage for the parking of residents, adn thereafter maintained throughout the life of the development free from any impediment to its designated use.
5. No construction work at the site shall take place outside the following hours:-
   1. 0800 hours to 1800 hours Mondays to Fridays.
   2. 0800 hours to 1300 hours on Saturdays.
   3. At any time on Sundays or Public Holidays except by agreement with the Local Planning Authority.
6. Prior to the commencement of development, revised plans shall be submitted to and approved in writing by the Local Planning Authority, showing a revision to the proposed car parking. Notwithstanding the proposed garage as shown on plan ref 2203.01 Rev E, the parking space shall be provided within a car port, having a minimum dimension of 3m by 6m. The approved details shall be implemented prior to the first occupation of the residential unit hereby approved. The approved car port shall not be fitted with doors, and shall be permanently retained for the parking of vehicles.
7. Prior to the first occupation of the development hereby approved, details of the storage of refused shall be submitted to and approved in writing by the Local Panning Authority. Thereafter the approve details shall be implement prior to the first occupation of the unit, and retained permanently.
8. No caravans or other domestic paraphernalia shall located, parked or stored within the designated parking area unless otherwise agreed in writing by the Local Planning Authority.
9. No development shall take place until a site investigation has been carried out to assess the type, location and quantities of contaminants, in accordance with a scheme to be agreed, in writing, with the Local Planning Authority. The results of the site investigation shall be submitted to the Local Planning Authority as soon as they are available.
10. Where the presence of contamination is confirmed, no development shall commence until satisfactory remedial measures have been agreed in writing with the Local Planning Authority to remove or render harmless any contaminants found. The approved remediation scheme shall be implemented.
11. Any additional or unforeseen contamination encountered during the development of the site shall be notified to the Local Planning Authority as soon as is practicable. A scheme to deal with this contamination shall be submitted to the Local Planning Authority in writing. The approved remediation scheme shall be implemented.
12. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any revoking and re-enacting that Order with or without modification) no additional openings shall be formed in any elevation of the building.

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.

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2. In the interests of visual amenity, 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.
3. To ensure satisfactory service provision in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
4. To ensure satisfactory service provision in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
5. In order to protect the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
6. In the interests of highway safety and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
7. In the interests of the highway and residential amenity of neighbouring properties and in accordance with Policies TR5 and GD5 of the High Peak Saved Local Plan Polices 2008.
8. In the interests of highway safety and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
9. To ensure that the site is developed in a safe manner in the interests of the amenity of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
10. To ensure that the site is developed in a safe manner in the interests of the amenity of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
11. To ensure that the site is developed in a safe manner in the interests of the amenity of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
12. In order that the amenities enjoyed by the occupants of the adjacent dwellings shall not be njured, in accordance with Policy GD5 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 harm the residential amenities of surrounding neighbouring properties and would not harm the safe operation of the adjoining highway.

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
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TR5 - Access, parking and design

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East Midlands Regional Plan March 2009

National Planning Policy

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan
2203.01 Rev E
2203.03

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.

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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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Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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