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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 Simon Barnwell
Ryecroft Eccles Road
Whaley Bridge
SK23 7EL

Agent Trevor Gilman Designs Ltd
73 Windsor Road
Buxton
SK17 7NR

Application no. HPK/2011/0467

Registered on 23/08/2011

Determined on 31/10/2011

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

Proposed single storey front extension, widen access, hardstanding for offroad turning & parking, re-cover existing roof & render existing walls at Ryecroft Eccles Road Whaley Bridge

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.

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Michael Green
Planning Applications Manager

3. Notwithstanding any detail indicated on the plans hereby approved, details of the siting of boundary fence and section showing height, materials and colour shall be the subject of plans submitted to and approved by the Local Planning Authority before any part of the development approved first commences. Development shall be carried out in accordance with the approved details.

4. Notwithstanding any detail indicated on the plans hereby approved, details of the proposed levels to the site showing the new access, car parking and boundary wall shall be submitted to and approved by the Local Planning Authority before any part of the development approved first commences. The development shall be carried out in accordance with the approved details.

5. Before any operations are commenced, space shall be provided within the site curtilage for site accomodation, storage of plant and materials, parking and manoeuvring of site operative's and visitor's vehicles together with the unloading / unloading and manoeuvring of goods vehicles, designed, laid out and constructed in accordance with details to be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details and maintained free from any impediment throughout the duration of construction works.

6. Prior to the development being taken into use the access and parking provision shall be laid out and constructed in accordance with the approved plans. Exit / pedestrian visibility sightlines shall be maximised by the provision of a 2.4m parallel sightline across the entire frontage of the development plot and (ie the entire land controlled by the applicant, fronting Eccles Road), the area in advance of the sightlines being kept clear, in perpetuity, of any obstructions in excess of 1m, measured above the adjacent carriageway channel.

7. There shall be no gates or other barriers along the new access hereby approved.

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 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. For the avoidance of doubt and in the interests of visual amenity, in accordance with Policy GD5 and GD6 of the High Peak Saved Local Plan Policies 2008.

4. In the interests of highway safety and visual amenity, in accordance with Policy TR5 and GD4 of the High Peak Saved Local Plan Policies 2008.

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

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

7. In the interests of highway safety, in accordance with Policy TR5 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 that is not detrimental to the visual amenity of the host dwelling and street scene. There are no highway safety concerns and no loss of residential amenity to the adjoining neighbour.

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
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

National Planning Policy

PPS1 Delivering Sustainable Development

PPG13 Transport

Notes to Applicant

(1) Under Section 151, Highways Act 1980, the applicant must take all steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanlines.

(2) Under Section 50 (Schedule 3), New Roads and Street Works Act 1991, before any excavation works are commenced within the limits of the existing highway, at least 6 weeks prior notification

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shall be given to the County Highway Authority (Contact Streetworks Co-ordinator - tel no. 01629 538986).

(3) Under Section 184, Highways Act 1980 and Section 86(4) of the New Roads and Street Works Act 1991, at least 12 weeks prior notification shall be given to the Area Maintenance Manager, North tel: 01629 538537, beofe any works commence within highway limits for the proposed vehicular access.

(4) Construction works may require Traffic Management and advice regarding procedures should be sought from Dave Nicholson, NE Traffic Management on 01629 538685.
Under the Traffic Management Act 2004, as amended April 2008, the applicant or any other organisation/third party etc working within the highway on their behalf will be subject to the requirements and provisions of the Act including the necessary Highway Notices. The applicant should contact Elaine Cooper, NRSWA on 01629 538516 with regard to advance liaison, notification and co-ordination required.

(5) Informative Note for all Householder Developments in Coal Mining Development Referral Areas.

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

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

Location Plan
BARNWELL 01
BARNWELL 02 Rev C

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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