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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 John Gilbert
Overleigh Eccles Road
Whaley Bridge
SK23 7EL

Agent

Application no. HPK/2011/0384

Registered on 19/07/2011

Determined on 13/09/2011

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

Conversion of former coach house & stables into ancillary accomodation at Overleigh 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.

3. No works shall take place on site until details of windows, including glazing bar details at 1:20, together with details of the door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the

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Michael Green
Planning Applications Manager

approved details.

4. All external timber shall be painted in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be maintained thereafter.

5. The development shall be carried out in strict accordance with the ecological report submitted with the application, including provision of any proposed details of habitat protection / creation.

6. No development shall take place until a Coal Mining Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

7. The extension/ancillary building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Overleigh, Eccles Road, Whaley Bridge.

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.

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5. To safeguard wildlife in the interests of nature conservation and inaccordance with policy OC8 of the High Peak Saved Local Plan 2008 and National Planning Policy, PPG9.

6. For the avoidance of doubt and in accordance with policy GD12 of the High Peak Local Plan Saved Policies 2008 and National Policy Guidance, PPG14

7. To ensure the proposed use remains ancillary to the principle use on the site. The use may otherwise give cause for objection having regard to applicable standards and guidelines.

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Michael Green
Planning Applications Manager

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 preserves the character of the original property, neighbouring amenity and issues of 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

GD4 - Character Form and Design
GD5 - Amenity
GD12 - Unstable Land, Landfill and Contaminated Sites
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC4 - Landscape Character and Design
OC8 - Sites of Importance for Nature Conservation
TR5 - Access, parking and design

Notes to Applicant

The Coal Mining Risk Assessment shall be submitted in accordance with guidance obtained from Planning Liaison Department of The Coal Authority, (tel 01623 637 119 / www.coal.gov.uk/services/planning).
The granting of planning permission does not absolve the applicant from complying with the relevant law on protected species, including obtaining and complying with the terms of any licence that may be required as described in Part IV (B) of Ministerial Circular 06/2005.

Plans

The plans to which this Notice refers are listed below:

Location Plan Rev A
01
02
03
04
05 Rev A
06
07
08
09 Rev A
10 Rev A
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12 Rev A
13

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Michael Green
Planning Applications Manager

14 Rev A
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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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03
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