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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 Ray Chapman
Blue Anchor Leisure
Robin Hood Park South Road
Chapel St Leonards
Skegness
PE24 5TR

Agent Paul Searle Architect
Millington House
12 Leek Road
Congleton
CW12 3HU

Application no. HPK/2011/0578

Registered on 19/10/2011

Determined on 13/12/2011

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

Construction of 5 new dwellings at The Front, Waterswallows Road, Fairfield, 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 a sample panel of 1m2 of the stonework and pointing to be used in the construction of the external surfaces of the approved development has

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Planning Applications Manager

been prepared for inspection and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

3. The materials of external construction shall be natural blue slate to the roof, a sample of which shall be submitted to and approved in writing by the Local Planning Authority. Threrafter the development shall proceed strictly in accordance with the approved roof material.

4. No works shall take place on site until details of windows, including glazing bar details at 1:2, 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 approved details.

5. No development shall commence until the dimensions of the headers and cills to be used 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.

6. No window or door frame shall be recessed less than 75mm from the external face into which it is set.

7. 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.

8. No development shall commence on site until details showing the detailed specification for the approved chimney stack including materials has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed strictly in accordance with the approved plans.

9. All new rainwater goods shall be cast metal which shall be painted black.

10. The existing quoins on the original building shall be retained and shall be used in the construction of the development hereby approved. In the event that additional quoins are required samples shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is occupied. Development shall be carried out in accordance with the approved details.

12. No development shall commence on site until details showing the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed strictly in accordance with the approved details.

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Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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13. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include the number, sizes and species of the proposed planting and hard surfacing materials.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the buildings and no later than 12 months of that occupation or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the approved scheme die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written consent to any variation.

15. Before any other operations are commenced, including demolition/ site clearance, space shall be provided within the site curtilage for storage of plant and materials/ site accommodation/ loading and unloading of goods vehicles/ parking and manoeuvring of site operatives and visitors vehicles, laid out 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.

16. Before any other operations are commenced, the existing accesses to Waterswallows Road and Cross Street shall be modified in accordance with the application drawings, laid out, constructed and provided with 2.4m by maximum visibility splays in either direction, the area in advance of the sightlines being maintained clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

17. The development hereby approved, the subject of the application, shall not be occupied until space has been provided within the application site in accordance with the application drawings for the parking/ manoeuvring of residents/ visitors vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

18. There shall be no gates of other barriers within 5m of the nearside highway boundary.

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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7. 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.

8. In the interests of the visual amenities of the Conservation Area and in accordance with Policy BC5 of the High Peak Saved Local Plan Policies 2008.

9. 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.

10. In the interests of the visual amenities of the Conservation Area and in accordance with Policy BC5 of the High Peak Saved Local Plan Policies 2008.

11. To ensure adequate and appropriate treatment to all boundaries, in the itnersts fo the visual amenites of the Conservation Area, and in accordance with Policy BC5 of the High Peak Saved Local Plan Policies 2008.

12. In the interests of the visual amenities of the Conservation Area and in accordance with Policy BC5 of the High Peak Saved Local Plan Policies 2008

13. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.

14. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.

15. 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.

16. In order to provide adequate visibility from the site in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

17. 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.

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18. 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 which would enhance the character and appearance of the Fairfield Conservation Area, and would not harm the residential amenities of the neighbouring properties.

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

National Planning Policy

Notes to Applicant

1. Pursuant to Section 184of the Highways Act and Section 86(4) of the New Roads and Streetworks Act 1991, before any excavation works are commenced within the limits of the public highway, at least 6 weeks prior notification should be given to the Director of Environmental Services at County Hall, Matlock (tel: 01629 580000 and ask for Mrs G Mordey).
2. The Highway Authority recommends that the first 5m of the existing access should not be surfaced with a loose material (ie; not loose chippings) for the initial 5 metres measured back from the nearside highway boundary.

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

1101/02C

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Michael Green
Planning Applications Manager

1101/04E

1101/06E

1101/07B

1101/08B

1101/09A

1101/10A

1101/11A

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.

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(b) Variation to the approved plans will require the submission of a new planning application.

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