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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 Mark Sutcliffe
Carr Farm Buxton Road
Furness Vale
SK23 7PZ

Agent RLM Associates
11 Ashdale Road
Leek
ST13 6QZ

Application no. HPK/2012/0050

Registered on 16/02/2012

Determined on 28/03/2012

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

Change of Use of part existing attached Barn into additional Domestic Accommodation & seperate holiday unit, ancillary to Farmhouse at Carr Farm Buxton 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 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. The materials of external construction shall match those used on the existing building in their colour, form and texture, unless otherwise agreed in writing with the Local Planning Authority.

3. All new pointing shall be carried out in accordance with the booklet "The Re-pointing of

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Michael Green
Planning Applications Manager

Stone" a copy of which is attached to this decision notice. The use of strap pointing shall be avoided.

4. No window or door frame shall be recessed less than 100mm from the external face into which it is set.

5. All external joinery shall be timber with a painted finish to match that of the existing farm complex and shall be maintained thereafter.

7. The accomodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Carr Farm as a dwelling and shall not be sold off, sub-let or used as a seperate unit of residential accomodation.

8. The premises, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking and manoeuvring of two additional cars for the use of residents and visitors to the premises. They shall be located, designed, laid out and constructed in accordance with details to be submitted to and approved in writing with the Local Planning Authority and maintained throughout the life of the development free from any impediment to its designated use.

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. To prevent the establishment of an independent dwelling, in accordance with Policy GD4 and Policy GD5 of the High Peak Saved Local Plan Policies 2008.

8. To ensure satisfactory service provision in the interests of highway safety, in accordance

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Michael Green
Planning Applications Manager

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 will protect the openness and purposes of including land within the green belt without causing harm to the visual amenities of the area or interests 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

BC1 - External Materials
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
TR5 - Access, parking and design
TR13 - Long Distance and local trails

National Planning Policy

PPG2 Green Belts

PPS7 Sustainable Development in Rural Areas

Notes to Applicant

The application site is affected by a public Right of Way (Footpath WHA1 on the Derbyshire Definitive Map). The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Advice regarding the temporary (or permanent) diversion of such routes may be obtained from the Director of Environmental Services at County Hall, Matlock (tel: 01629 580000 and ask for the Footpaths Officer.

Plans

The plans to which this Notice refers are listed below:

Location Plan

RLM537/3
RLM537/1 Rev A

.....
Michael Green
Planning Applications Manager

RLM537/2 Rev D
RLM537/6

RLM537/5

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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