



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 & Mrs M J Goodwin

58 Meadow Lane

Dove Holes

Buxton

SK17 8DB

Agent

PME

Mr Allen Newby

Townend Waterfall

Waterhouses

Stoke-on-Trent

ST10 3HZ

Application no. HPK/2012/0366

Registered on 26/06/2012

Determined on 07/08/2012

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

**Erection of bungalow & Change of use from agricultural land at Netherfield Farm, Meadow Lane, Dove Holes**

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 development hereby permitted have been

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Michael Green  
Planning Applications Manager

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 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 prior to the first occupation of the development hereby permitted.
4. 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.
5. 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.
6. No works shall take place on site until a measured survey of the site has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels from a specified bench mark has been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details.
7. Before any operations are commenced, space shall be provided within the site curtilage for site accommodation, storage of plant and materials, parking and manoeuvring of site operatives and visitors vehicles, details of which shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be installed prior to the commencement of development and maintained free from any impediment throughout the construction works.
8. Before any operations are commenced, the access shall be laid out, constructed and provided with a parallel visibility sightlines measured 2.4m back and parallel to the nearside carriageway edge across the entire controlled site frontage to Meadow Lane. The area in advance of the sightline remaining free from any obstructions to visibility over 1m high (600mm in the case of vegetation) measured above the adjacent carriageway channel and so maintained thereafter free from any impediment to its designated use for the lifetime of the development.
9. The dwelling hereby permitted shall not be occupied until the two on-site parking spaces as shown on plan ref 3 each measuring a minimum of 2.4m x 4.8m have been provided laid out and constructed with a solid bound material. Thereafter the approved parking spaces shall be maintained free from any impediment to their designated use

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10. The access shall not be gated within 7m of highway limits and where fitted, shall open inwards only.
11. Prior to the occupation of the dwelling, the bin storage as shown on plan ref 3 shall be provided within the site curtilage.
12. No caravans or other domestic paraphernalia shall be located parked and stored within the designated parking area unless otherwise agreed in writing by the Local Planning Authority.

## 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. In the interests of visual amenity and in accordance with Policy GD4 of the adopted High Peak Saved Local Plan Policies 2008.
4. In the interests of visual amenity, in accordance with Policies GD4 and GD6 of the High Peak Saved Local Plan Policies 2008.
5. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.
6. In the interests of the character of the locality and in accordance with Policy GD4 of the adopted High Peak Saved Local Plan Policies 2008.
7. In the interests of the safe operation of the highway and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
8. In the interests of the safe operation of the highway and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
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12. In the interests of the safe operation of the highway and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

#### Informative

1. The applicant's attention is drawn to the comments provided by United Utilities on 18<sup>th</sup> July 2012 and the location of the public sewer which runs through part of the application site.

#### **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 despite being located within the countryside location, is positioned in a sustainable location having good access to local services and facilities. Furthermore the proposals are not considered to harm either the visual or residential amenities of the locality and provide a safe means of access onto the public 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  
GD4 - Character Form and Design  
GD5 - Amenity  
H1 - Principles of Housing Provision  
H11 - Layout and Design of residential development  
OC1 - Countryside Development  
OC4 - Landscape Character and Design  
TR5 - Access, parking and design

##### **National Planning Policy Framework**

Paragraphs 17, 47-49, 56-58

#### **Notes to Applicant**

##### **Plans**

The plans to which this Notice refers are listed below:

Location Plan 1  
Existing Block Plan 2  
Proposed Block Plan 3  
Proposed Plans & Elevations 4  
Street Scene 5

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Michael Green  
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF  
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76  
E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk) Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

**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](http://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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Planning Applications Manager

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