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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 Thomas Hallam
43 Laneside Road
New Mills
SK22 4LT

Agent
Mr Ken Rowbottom
Glengarth 11
The Meadows
Dove Holes
Buxton
SK17 8DU

Application no. HPK/2012/0349

Registered on 18/06/2012

Determined on 13/08/2012

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

Proposed Alterations to Redundant Barn & Stores to Form Dwelling & Garage at Cold Harbour Farm New Mills

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

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Michael Green
Planning Applications Manager

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 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. All new pointing shall be carried out in accordance with the booklet "The Re-pointing of Stone" a copy of which is attached to this decision notice. The use of strap pointing shall be avoided.

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

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

8. The development shall be carried out in strict accordance with the ecological report submitted with the application, including the provision of bat boxes on the western elevation of the development hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

9. No development shall commence until details and the location for the provision of nest sites for swallow are submitted to and approved in writing by the Local Planning Authority. The development shall then be caried out in accordance with the approved details of habitat protection / creation.

10. No development shall commence until a detailed scheme for the widening of the junction, passing place(s) and a refuge for pedestrians/equestrians has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the occupation of the dwelling hereby approved, unless otherwise agreed in writing with the Local Planning Authority.

11. Before any other operations are commenced, 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.

12. No development shall commence until details of adequate bin storage within the site curtilage 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 and any storage unit shall be clear of all access, parking and turning provision.

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13. The premises, 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 of residents/ visitors vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

14. The garage hereby approved shall be used for private/domestic purposes only and for no business or commercial activity whatsoever.

15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan including elevations indicating the positions, design, materials, colour and type of boundary treatment ot be erected. The boundary treatment shall be completed before the use hereby permitted is commenced, or before the building is occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

16. No development shall take place until full details of both hard and soft landscape works to planted or laid out including any hardstandings within the curtilage of the site have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved

17. Notwithstanding the provisions of Classes A, B, C, D, E, F, G or H of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order) no extension, alterations or ancillary buildings shall be erected (built) without the prior written approval of 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, 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.

4. 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.

5. 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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6. 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.

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. To safeguard wildlife in the interests of nature conservation.

9. To safeguard wildlife in the interests of nature conservation and to ensure that alternative nesting opportunites are available for the species.

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

11. 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.

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

13. To maintain adequate on-site parking provision in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

14. In order that the amenities of the district shall not be injured, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

15. To ensure adequate and appropriate treatment to all boundaries.

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

17. To enable the Council to exercise control over future developments at the site, in accordance with Policy GD4 and Policy GD5 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 a sustainable re-use of a redundant agricultural buildings raising no amenity concerns, highway safety implications and has justified there is no harm to protected species / wildlife habitat. The proposal also preserves the openness of the Green Belt and causes no harm to visual amenity of the landscape.

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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
GD6 - Landscaping
H1 - Principles of Housing Provision
H11 - Layout and Design of residential development
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design
OC8 - Sites of Importance for Nature Conservation
TR5 - Access, parking and design

National Planning Policy Framework

Notes to Applicant

1) Under Section 278 of the Highways Act 1980, modification works within the public highway ie the improvements to the track shall be made the subject of a legal agreement between the developer and the County Council. Advice regarding the design, specification and procedures for undertaking these works may be obtained from the Strategic Director of Environmental Services at the County Hall, Matlock contact Chris Allwood on 01629 538582.

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 shall be given to the County Highway Authority. (Contact the Street Works Co-ordinator tel no. 01628 538986).

3) The application site is affected by a Public Rights of Way (nos. 127.132 and 133) on the Derbyshire Definitive Map. The route must remain unobstructed on its lawful alignment at all times and safety of the public using it must not be prejudiced either during or after development works take place. Advice on the procedures for the temporary or permanent diversion of such routes may be obtained from the County Council's Public Rights of Way Section at Shand House, tel 01629 538686.

4) Construction works are likely to require Traffic Management and advice regarding procedures should be sought from Dave Bailey, Traffic Management.

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5) Under 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 that Act including the necessary Highway Notices. The applicant should contact, Elaine Coope, NRSWA on 01629 538516 with regard to advance liaison, notification and co-ordination required.

Plans

The plans to which this Notice refers are listed below:

Location Plan 1
Location Plan 2
Block Plan 1
Block Plan 2
1105/1/1
1105/1/2
1105/1/3
1105/1/4/REV A
1105/1/5
1105/1/6/REV A
1105/1/7
Bat Survey
Bat Survey 01

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.

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(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
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