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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 Mrs Shirley Bothamley
Staden Nursery Slade Hill Farm
Staden lane
Buxton
SK17 9RZ

Agent Mr Andrew Smith
AJS Architecture
32 Carr Road
Buxton

Application no. HPK/2012/0385

Registered on 03/07/2012

Determined on 23/08/2012

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

Change of use of existing barn into 3 bed dwelling in connection with and tied to the nursery business at Slade Hill Farm, Staden Lane, 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. The car parking as shown on plan ref Proposed 01 shall be laid out prior to the first occupation of the dwelling hereby approved and remain free from any impediment to its designated.

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Michael Green
Planning Applications Manager

3. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B, C, D, E and G of Part (i) of Schedule 2 of the Order shall be erected on the application site.

4. All windows shall be timber framed and no window or door frame shall be recessed less than 100mm from the external face into which it is set.

5. This permission relates only to the conversion of the barn indicated on the drawings hereby approved. It does not grant or convey any consent or permission for any works of demolition, reconstruction , construction or alteration affecting the external appearance of the building, except where such works are indicated in the submitted structural report.

6. No development shall take place except between March and September, being outside the bird nesting season, unless a prior survey has been submitted to ensure that no nesting birds will be disturbed and only with the prior written approval by the Local Planning Authority.

7. Before any other operations are commenced, space shall be provided within the site curtilage for storage of plant and materials, 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 free from impediment throughout the duration of construction works.

8. The occuaption of the dwelling hereby permitted shall be limited to any person employed by Staden Nursery, Slade Hill Farm, and to any resident dependents only.

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 highway safety and in accordance with Policy TR5 and Appendix 1 of the High Peak Saved Local Plan Policies 2008.

3. To enable the Council to exercise control over future developments at the site in the interests of visual amenity and in accordance with Policies GD4 and OC3 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 and having regard to the advice in paragraph 55 of the National Planning Policy Framework.

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Planning Applications Manager

6. In the interests of nature conservation and in accordance with pargrpah 118 of the National Planning Policy Framework.

7. 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.

8. The dwelling is located where the occupany needs to be in connection with the business associated with Staden Nursery and the residential amenities assocaited with the building, and in accordance with 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 which would involve the reuse of a rural building, which would not harm the harm the visual amenities of the countryside or Special Landscape Area.

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
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

National Planning Policy Framework
Paragraphs 55, 109, 118,

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan
Site Plan
Site 01
Site 02
Survey 01
Survey 02
Survey 03

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Michael Green
Planning Applications Manager

Survey 04
Survey 05
Proposed 01
Proposed 02
Proposed 03
Proposed 04
Proposed 05
Proposed 06
Proposed 07
Proposed 08
Proposed 09
Proposed 10
Proposed 11

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.

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Planning Applications Manager

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
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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