www.highpeak.gov.uk

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 Kriss Clayton
Booth Farm Kinder Road
Hayfield
SK23 7QG

Agent High Peak Architects
Amy Hubble
Wharf House Wharf Road
Whaley Bridge
SK23 7AD

Application no. HPK/2012/0448

Registered on 27/07/2012

Determined on 19/09/2012

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

Proposed refurbishment of existing farm house, extension of domestic accommodation into attached barn, two storey extentions to the rear including partial demolition of an extisting 'outrigger' at Peathills Farm, Dolly Lane, Buxworth

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 development hereby approved shall be carried out in complete accordance with the recommendations detailed in the Bat Survey by Mike Gavaghan dated 22nd August 2012.

……
Michael Green
Planning Applications Manager

3. No external lighting shall illuminate any of the approved bat access points as detailed in the Bat Survey by Mike Gavaghan dated 22nd August 2012.

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 nature conservation and in accordance with Circular 06/2005 Biodiversity and Geological Conservation and paragraph 118 of the National Planning Policy Framework.

3. In the interests of nature conservation and in accordance with Circular 06/2005 Biodiversity and Geological Conservation and paragraph 118 of the National Planning Policy Framework.

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 not harm the historic fabric of the heritage asset, would be an appropriate form of development within the green belt and would provide mitigation measures to ensure the protection of a protected species.

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
BC7 - Alterations and Extensions to Listed Buildings
GD4 - Character Form and Design
GD5 - Amenity
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC8 - Sites of Importance for Nature Conservation
TR5 - Access, parking and design

National Planning Policy Framework
Paragraphs 56 – 58, 60, 80, 89, 90, 118, 128, 129, 131, 132, 134,

……
Michael Green
Planning Applications Manager

Notes to Applicant

The applicant is advised that works should be scheduled to take place outside of the bird nesting season which extends from March to late August in order to ensure that that there is no disturbance to nesting birds.

Plans

The plans to which this Notice refers are listed below:
1091.01 Rev A
1091.02
1091.03
1091.04
1091.06 Rev A
1091.07 Rev B
1091.08 Rev A
1091.09 Rev A
1091.10 Rev A
1091.20
Trace Survey 31st July 2012
Structural Survey by WML Consulting August 2011

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.

……
Michael Green
Planning Applications Manager

(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.

……
Michael Green
Planning Applications Manager