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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 Edmund Glaister
Field House London Road
Hartley Wintney
RG27 8HY

Agent Randfield Associates
Mr Colin Fox
Forge Bank Studio 1a Longhust Lane
Marple Bridge
Stockport
SK6 5AE

Application no. HPK/2012/0397

Registered on 13/08/2012

Determined on 08/10/2012

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

Conversion of farm building into a 'game keepers' cottage, adapt one of the buildings to create a 2 bedroomed bungalow & conversion of barn & shippon to an office at Lane Ends Farm Hague Street Glossop

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

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Michael Green
Planning Applications Manager

Authority.

3. 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 been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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

6. No works shall take place on site until details of windows, including glazing bar details at 1:2, 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.

7. 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.

8. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working as a Game Keeper for the Chunal Moor Grade 1 SSSI or as widow or widower of such a person and to any resident dependants.

9. The premises, the subject of the application, shall not be occupied/ taken into use until space has been provided within the application site in accordance with the application drawings for the parking of residents/ visitors/ staff/ customers/ service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

10. No development shall take place until monitoring at the site for the presence of landfill gas and a subsequent risk assesssment has been carried out in accordance with a scheme to be agreed in writing with the Local Planning Authority.
If the presence of landfill gas is confirmed, or there is evidence that migration of landfill gas is likely to occur, development shall not commence until satisfactory remedial measures have been taken to control and manage the gas and to monitor the effectiveness of these meausres. All such measure shall be agreed in writing by the Local Planning Authority.

11. No development shall commence on site until a bird mitigation strategy, with particular reference to Swallow, has been submitted to and agreed in writing by the Local Planning Authority. The strategy shall be implemented in complete accordance with the approved details.

12. Work should be scheduled to avoid the bird nesting season which extends from April to late August (sometimes into September for species such as Swallow) to avoid an impact on nesting birds. Where this is not possible than prior to development commencing a suitably qualified ecologist shall undertake a survey to determine the presence or absence of active nests. If any active nests are identified then works that could damage or destroy the nest will need to be delayed until the birds have fledged. The findings and recommedndations the

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survey works shall be submitted to and agreed in writing with the Local Planning Auhority before development commences.

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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8. In order that the amenities enjoyed by the occupants of the dwellings shall not be injured, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

9. 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.

10. To ensure that the site is developed in a safe manner in the interests of the amenity of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

11. To safeguard wildlife in the interests of nature conservation.

12. To safeguard wildlife in the interests of nature conservation.

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Michael Green
Planning Applications Manager

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 is considered to be appropriate in a green belt and will safeguard the amenities and purposes of the green belt as well as occupiers of adjacent property.

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
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

National Planning Policy Framework

Notes to Applicant

None

Plans

The plans to which this Notice refers are listed below:

01B
02
03B
04
05
06
08
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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.

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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.
(b) Variation to the approved plans will require the submission of a new planning application.

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