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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

OUTLINE PLANNING APPLICATION

PERMISSION

Applicant Mrs Traci Lomas
The Landbank
12 Bridge House Market Street
Glossop
SK13 8AR

Application no. HPK/2012/0502

Registered on 24/08/2012

Determined on 19/10/2012

Agent

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

Outline application for proposed mixed use development inclusive of retail units, leisure units, commercial unit & 37 retirement apartments at 13 Chapel Street Glossop

in accordance with the submitted application, details and accompanying plans listed below and subject to the following conditions and reasons:-

Conditions

1. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is later.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.
3. Plans and particulars of the reserved matters referred to in condition 2 above, relating to the design and external appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
4. Each of the residential units hereby permitted shall be occupied only by:

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Planning Applications Manager

a) persons aged 55 years and over;
b) persons aged 50 years or over and living as part of a single household with such persons or persons;
c) persons who were living in the unit as part of a single household with such a person or persons who have since died.

5. 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; the proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg drainage power, communications, cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

6. 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.

7. The materials of external construction shall be coursed natural gritstone to the walls with natural blue slate to the roof

8. 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.

9. 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.

10. All new rainwater goods shall be cast metal which shall be painted black unless otherwise agreed in writing with the local planning authority.

11. 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.

12. 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.

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

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14. No construction work at the site shall take place outside the following hours:-

    1. 0700 hours to 1900 hours Mondays to Fridays.
    2. 0800 hours to 1600 hours on Saturdays.
    3. At any time on Sundays or Public Holidays except by agreement with the Local Planning Authority.

15. Any equipment which needs to be operated outside the hours specified above shall be acoustically screened in accordance with a scheme to be agreed with the Local Planning Authority.

16. If piling is necessary, a written method statement shall be submitted to the Local Planning Authority. No piling shall take place until the method statement has been approved.

17. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

    (i). Site Characterisation
    An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
    (i) a survey of the extent, scale and nature of contamination;
    (ii) an assessment of the potential risks to:
    - human health,
    - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
    - adjoining land,
    - groundwaters and surface waters,
    - ecological systems,
    - archeological sites and ancient monuments;
    (iii) an appraisal of remedial options, and proposal of the preferred option(s).
    This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

    (ii). Submission of Remediation Scheme
    A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval

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in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(iii). Implementation of Approved Remediation Scheme
The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(iv). Reporting of Unexpected Contamination
In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (ii), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (iii).

18. Before any other operations are commenced (excluding demolition and site clearance), a new vehicular access shall be formed to Chapel Street in accordance with the approved drawings located, designed, laid out, constructed and provided with 2.4m x 30m and 2.4m x 70m visibility splays to the east and west respectively, the area in advance of the sightlines being levelled and laid out as footway, and retained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

19. Before any other operations are commenced, excluding creation of the new access, the subject of condition 18 above and the construction works to damp proof course level, the existing vehicular accesses to Chapel and Market Street shall be permanently closed with a physical barrier and the existing vehicle crossover reinstated as footway in a manner to be agreed in writing with the Local Planning Authority before development commences.

20. Before any other operations are commenced (excluding demolition/ site clearance), 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

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approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

21. The pedestrian access to Market Street shall be gated with any gate opening inwards only.

22. There shall be no gates of other barriers within 5m of the nearside highway boundary and any gates shall open inwards only.

23. The premises the subject of this application shall not be occupied until a Travel Plan has been submitted to amd approved in writing by the local planning authority. The agreed Plan shall be operated throughout the life of the development.

24. No development shall take place on site until details of measures to be taken to prevent spoil/mud from vehicles leaving the site being deposited on the public highway during the construction works have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented before any other development commences and retained for the duration of the construction period.

25. The development hereby permitted shall be carried out in full accordance with the following mitigation measures:
1. The Finished Floor Level is set at least at 144.60 metres Above Ordnance Datum (AOD) level.
2. Flood-proofing and/or flood resilient measures are included at ground floor level up to 144.80 mAOD level.
3. The preparation of an emergency evacuation plan, including the registration with Floodline to receive a Flood Warning.
4. Identification and provision of safe routes into and out of the site to an appropriate safe haven.
5. Limiting the surface water run-off so that it will not exceed the run-off from the existing site and not increase the risk of flooding off-site.

26. No development until a detailed method statement for removing or the long-term management / control of Japanese Knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese Knotweed during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

27. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site

28. Vegetation clearance works should be undertaken outside the bird nesting season (ie between October and March). Where this is not possible, then a suitably qualified ecologist should undertake a site survey of active nests. If active nests are identified then these must be retained in-situ until the birds have feldged. Written confirmation of

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the timing of vegeation removal and any necessary surveys should be submitted to the local planning authorty prior to development commencing.

29. No development shall commence until a biodiversity enhancement strategy to include details of nesting and roosting provision for birds and bats and landscaping proposals has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be carried out in complete accordance with the approved details.

30. No external lighting shall be erected on the elevation overlooking Glossop Brook.

31. Prior to the submission of any application for reserved matters, additional survey work should be carried out by a qualified ecologist to assess any impact the development may have on the local bat roost. the results of this survey work be submitted to the local planning authority and should inform any reserved matters application in respect of lighting proposals.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of section 92 of the Town and Country Planning Act 1990

2. 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.

3. To ensure a satisfactory standard of development, in accordance with Policy GD4 of the High Peak Saved Local Plan Policies 2008.

4. To meet an identified housing need in the area to meet the provisions of Policy TC11 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 visual amenity, in accordance with Policy GD6 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. 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.

9. 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.

10. 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.

11. 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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12. 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.
13. 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.
14. In order to protect the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
15. In order to protect the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
16. In order to protect the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
17. 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.
18. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
19. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
20. 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.
21. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
22. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
23. In the interests of sustainability, in accordance with Policy TR1 of the High Peak Saved Local Plan Policies 2008.
24. 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.
25. To reduce the impact of flooding on the proposed development and future occupants. To ensure safe access and egress from and to the site. To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.
26. This condition is necessary to prevent the spread of Japanese Knotweed which is an invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in the National Planning Policy Framework paragraph 109, which requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

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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 Website www.highpeak.gov.uk

27. To prevent pollution of the water environment, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
28. To safeguard wildlife in the interests of nature conservation.
29. To safeguard wildlife in the interests of nature conservation.
30. To avoid illuminating the Brook and impacting on foraging bats.
31. To safeguard wildlife in the interests of nature conservation.

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 provides sustainable regenerative development which will preserve the character and appearance of the Conservation Area which causing due harm to interests of acknowledged importance.

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
BC5 - Conservation Areas
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
GD7 - Crime Prevention
H1 - Principles of Housing Provision
H9 - Affordable Housing for Local Needs
TC1 - Town Centres
TC2 - Town Centre Environment
TC11 - Regeneration Areas in Glossop
TR1 - Transport Implications of new development
TR5 - Access, parking and design
TR14 - The protection and construction of trails

East Midlands Regional Plan March 2009

National Planning Policy

Notes to Applicant

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Michael Green
Planning Applications Manager

Plans
The plans to which this Notice refers are listed below:

P2201-sk02A
P2201-sk03C
P2201-sk04B
P2201-sk06C
06/05/001/1C
SSL:11490:200:1:1

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.

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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Outline application for proposed mixed use development inclusive of retail units, leisure units, commercial unit & 37 retirement apartments at 13 Chapel Street Glossop

in accordance with the submitted application, details and accompanying plans listed below and subject to the following conditions and reasons:-

Conditions

1. The development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is later.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.
3. Plans and particulars of the reserved matters referred to in condition 2 above, relating to the design and external appearance of any buildings to be erected and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
4. Each of the residential units hereby permitted shall be occupied only by:

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a) persons aged 55 years and over;
b) persons aged 50 years or over and living as part of a single household with such persons or persons;
c) persons who were living in the unit as part of a single household with such a person or persons who have since died.

5. 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; the proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg drainage power, communications, cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

6. 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.

7. The materials of external construction shall be coursed natural gritstone to the walls with natural blue slate to the roof

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14. No construction work at the site shall take place outside the following hours:-

    1. 0700 hours to 1900 hours Mondays to Fridays.
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    (i). Site Characterisation
    An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
    (i) a survey of the extent, scale and nature of contamination;
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    - human health,
    - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
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The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.
Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

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In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (ii), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (iii).

18. Before any other operations are commenced (excluding demolition and site clearance), a new vehicular access shall be formed to Chapel Street in accordance with the approved drawings located, designed, laid out, constructed and provided with 2.4m x 30m and 2.4m x 70m visibility splays to the east and west respectively, the area in advance of the sightlines being levelled and laid out as footway, and retained throughout the life of the development clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

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approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

21. The pedestrian access to Market Street shall be gated with any gate opening inwards only.

22. There shall be no gates of other barriers within 5m of the nearside highway boundary and any gates shall open inwards only.

23. The premises the subject of this application shall not be occupied until a Travel Plan has been submitted to amd approved in writing by the local planning authority. The agreed Plan shall be operated throughout the life of the development.

24. No development shall take place on site until details of measures to be taken to prevent spoil/mud from vehicles leaving the site being deposited on the public highway during the construction works have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be fully implemented before any other development commences and retained for the duration of the construction period.

25. The development hereby permitted shall be carried out in full accordance with the following mitigation measures:
1. The Finished Floor Level is set at least at 144.60 metres Above Ordnance Datum (AOD) level.
2. Flood-proofing and/or flood resilient measures are included at ground floor level up to 144.80 mAOD level.
3. The preparation of an emergency evacuation plan, including the registration with Floodline to receive a Flood Warning.
4. Identification and provision of safe routes into and out of the site to an appropriate safe haven.
5. Limiting the surface water run-off so that it will not exceed the run-off from the existing site and not increase the risk of flooding off-site.

26. No development until a detailed method statement for removing or the long-term management / control of Japanese Knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures that will be used to prevent the spread of Japanese Knotweed during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

27. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies with an overall capacity compatible with the site

28. Vegetation clearance works should be undertaken outside the bird nesting season (ie between October and March). Where this is not possible, then a suitably qualified ecologist should undertake a site survey of active nests. If active nests are identified then these must be retained in-situ until the birds have feldged. Written confirmation of

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29. No development shall commence until a biodiversity enhancement strategy to include details of nesting and roosting provision for birds and bats and landscaping proposals has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be carried out in complete accordance with the approved details.

30. No external lighting shall be erected on the elevation overlooking Glossop Brook.

31. Prior to the submission of any application for reserved matters, additional survey work should be carried out by a qualified ecologist to assess any impact the development may have on the local bat roost. the results of this survey work be submitted to the local planning authority and should inform any reserved matters application in respect of lighting proposals.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of section 92 of the Town and Country Planning Act 1990

2. 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.

3. To ensure a satisfactory standard of development, in accordance with Policy GD4 of the High Peak Saved Local Plan Policies 2008.

4. To meet an identified housing need in the area to meet the provisions of Policy TC11 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 visual amenity, in accordance with Policy GD6 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. 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.

9. 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.

10. 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.

11. 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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Michael Green
Planning Applications Manager

12. 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.
13. 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.
14. In order to protect the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
15. In order to protect the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
16. In order to protect the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
17. 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.
18. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
19. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
20. 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.
21. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
22. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
23. In the interests of sustainability, in accordance with Policy TR1 of the High Peak Saved Local Plan Policies 2008.
24. 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.
25. To reduce the impact of flooding on the proposed development and future occupants. To ensure safe access and egress from and to the site. To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.
26. This condition is necessary to prevent the spread of Japanese Knotweed which is an invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to national planning policy as set out in the National Planning Policy Framework paragraph 109, which requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

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Michael Green
Planning Applications Manager

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E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

27. To prevent pollution of the water environment, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
28. To safeguard wildlife in the interests of nature conservation.
29. To safeguard wildlife in the interests of nature conservation.
30. To avoid illuminating the Brook and impacting on foraging bats.
31. To safeguard wildlife in the interests of nature conservation.

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 provides sustainable regenerative development which will preserve the character and appearance of the Conservation Area which causing due harm to interests of acknowledged importance.

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
BC5 - Conservation Areas
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
GD7 - Crime Prevention
H1 - Principles of Housing Provision
H9 - Affordable Housing for Local Needs
TC1 - Town Centres
TC2 - Town Centre Environment
TC11 - Regeneration Areas in Glossop
TR1 - Transport Implications of new development
TR5 - Access, parking and design
TR14 - The protection and construction of trails

East Midlands Regional Plan March 2009

National Planning Policy

Notes to Applicant

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Michael Green
Planning Applications Manager

Plans
The plans to which this Notice refers are listed below:

P2201-sk02A
P2201-sk03C
P2201-sk04B
P2201-sk06C
06/05/001/1C
SSL:11490:200:1:1

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.

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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Michael Green
Planning Applications Manager