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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
Edward Mellor Ltd
65-81 Petersgate
Stockport
SK1 1DS

Agent
Dowd Town Planning
Mrs Louise Dowd
2A King Edward Street
Macclesfield
SK10 1AA

Application no. HPK/2012/0432

Registered on 23/10/2012

Determined on 17/12/2012

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

Proposed Change of Use of Former Care Home to 5no. Residential Units at Partington Nursing Home North Road 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. No development shall take place, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for;

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Planning Applications Manager

i) the parking of vehicles for site operatives and visitors
ii) loading and unloading of plant and materials
iii) storage of plant and materials used in cobnstructing the development.

3. Prior to the commencement of development, the vehicular access to Partington Park shall be laid out in accordance with the revised application drawings and provided with a minimum 2.0m x 17m visibility splay in the critical direction (to the south-west) the area in advance of the sightline shall remain free from obstructions over 1m in height and so maintained for the life of the development.

4. Prior to the first occupation of the development a revised parking layout shall be submitted to and approved in writing by the Local Planning Authority. The approved layout shall be implemented and parking spaces made available prior to the occupation of the development.

5. Prior to the commencement of development, a method statement detailing the containment, control and removal of Japanese knotweed shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

6. No removal of trees or shrubs or works to the exterior of the buildings shall take place between 1 March and 31 August, unless a bird breeding survey has been carried out which identifies that no breeding birds are present.

7. (a) No development or other operations shall commence on site until a scheme (herein after called the approved protection scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site, including trees which are the subject of any Tree Preservation Order currently in force, has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including demolition works, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

(d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

8. 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; hard surfacing materials; lighting and retained historic

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features where relevant. .

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the positions, materials and type of boundary treatment to be erected. Boundary treatment shall be in the form of planting where possible. Development shall be carried out in accordance with the approved details.

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. 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.

3. In order to provide adequate visibility from the site in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

4. To ensure adequate car parking provision within the site in accordance with the adopted standards of the Local Planning Authority and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

5. To ensure a satisfactory standard of development, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

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

7. To ensure the continued well-being of the trees in the interests of the amenity and environmental quality of the locality, in accordance with Policy GD5 and OC10 of the High Peak Saved Local Plan Policies 2008.

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

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

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 will provide a vacant building with an appropriate, economically beneficial use the proposals will provide additional residential development to meet the Boroughs requirement and will retain a heritage asset. The proposal will preserve and enhance the character of the building and wider Conservation Area. The proposal raises no issues in terms

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of highway safety or residential amenity and will not cause harm to other 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

BC5 - Conservation Areas
GD2 - Built up area boundaries
H5 - Housing within the Built up Area Boundaries
GD4 Character Form and Design
GD5 Amenity
H11 Layout and Design of Residential development
TR5 Access parking and Design

National Planning Policy Framework

Notes to Applicant

The ecology survey submitted with the application indicated that there were no bat roosts within the building. Should the presence of bats be found, work must stop immediately and Natural England consulted for advice.

Plans

The plans to which this Notice refers are listed below:

8481/001 Rev A
8481/010
8481/013
8481/020
8481/101 Rev F
8481/113
8481/110 Rev B
8481/120

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.

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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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