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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 Mr Ian Barratt
Owlgreave Farm Combs Road
Combs
SK23 9UW

Agent AJS Architecture
Mr Andrew Smith
32
Carr Road
Buxton
SK17 6WF

Application no. HPK/2012/0604

Registered on 24/10/2012

Determined on 19/12/2012

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

Proposed extension of existing livery building to form additional 3No. stables at Owlgreave Farm Combs Road Chapel-En-Le-Frith

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 livery use hereby permitted shall only operate between the hours of
(i) 07.00 hrs and 2000 hrs Monday to Fridays and
(ii) 0800 hrs and 2000 hrs on Saturdays, Sunday and Bank Holidays and at no other time.

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Michael Green
Planning Applications Manager

3. Prior to the commencement of development, full details of a sound insulation scheme shall be submitted to and approved in writing by the Local Planning Authority Thereafter the approved details shall be implemented in full prior to first occupation of the livery stables hereby permitted.

4. The development hereby approved shall be carried out in complete accordance with the approved plans and specifications.

5. Before any other operations are commenced, 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, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

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 amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

3. In the interests of residential amenity and in accordance with Policy GD5 of the adopted High Peak Saved Local Plan Policies 2008.

4. In the interests of the visual amenities of the locality and in accordance with Policy GD4 and OC1 of the adopted High Peak Saved Local Plan Policies 2008.

5. 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.

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 an appropriate use within the countryside and would not harm either the residential or visual amenities of the locality.

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

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Michael Green
Planning Applications Manager

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
LT5 - Horse riding facilities, stables and riding schools
OC1 - Countryside Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

National Planning Policy Framework
Paragraphs 17, 56, 109

Notes to Applicant

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

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:

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Planning Applications Manager

(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

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