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

OUTLINE PLANNING APPLICATION

PERMISSION

Applicant
Tornillo Homes Ltd (Hadfield)

Agent
BNP Paribas Real Estate
1st Floor
Fountain Precinct
Balm Green
Sheffield
S1 2JA

Application no. HPK/2012/0545

Registered on 24/09/2012

Determined on 20/12/2012

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

Outline application for residential development and associated works at Land at Woolley Bridge 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. All matters are reserved for subsequent approval.

.....
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

3. The maximum number of dwellings to be accommodated on site shall be 31

4. a) No development shall take place until a Written Scheme of Investigation (WSI) for archaeological work has been submitted to and approved in writing by the Local Planning Authority in writing.the scheme shall include an assessment of significance and research questions and :
   1. The programme and methodology of site investighation and recording
   2. The programme for post investigation assessment
   3. Provision to be made for analysis of the site investigation and recording
   4. Provision to be made for the publication and dissemination of the analysis and resords of the site investigation
   5.Provision to be made for the archive deposition of the analysis and records of the site investigation
   6. Nomination of a competent persons to undertake the works set out in the WSI

   b) No development shall take place other than in accordance with the archaeological Scheme of Investigation approved under condition (a)

   c) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the archaeological WSI approved under condition (a) and the provision made for analysis publication and dissemination of results and archive deposition has been secured.

5. No development shall commence until a detailed ecological assessment and a habitat management plan have been submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of implementation and maintenance and the assessment and plans shall inform the layout of development at reserved matters stage.

6. No work, including works of site clearance shall take place within the bird breeding season.

7. 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.

8. No development shall take place until a site investigation has been carried out to assess the type, location and quantities of contaminants, in accordance with a scheme to be agreed, in writing, with the Local Planning Authority. The results of the site investigation shall be submitted to the Local Planning Authority as soon as they are available.

…….
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

9. Where the presence of contamination is confirmed, no development shall commence until satisfactory remedial measures have been agreed in writing with the Local Planning Authority to remove or render harmless any contaminants found. The approved remediation scheme shall be implemented.

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. For the avoidance of doubt.

4. To enable the site's archaeological remains to be properly investigated and recorded, in accordance with Policy BC10 of the High Peak Saved Local Plan Policies 2008.

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

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

7. In order to protect the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

8. 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.

9. 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.

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 relates to the development of a brownfield site situated in a sustainable location within the built-up area boundary. The development of the site is, in principle, in line with advice in the national Planning Policy Framework which supports economic growth. The proposal would contribute to housing supply within the Borough and would improve the visual appearance of a vacant site on a main route into the town. The proposal will not result in

……

Michael Green
Planning Applications Manager

any demonstrable harm to interest of acknowledged importance including residential amenity and highway safety.

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

GD2 - Built up area boundaries
GD3 - Improvement Corridors
H5 - Housing within the Built up Area Boundaries
GD4 Character Form and Design
GD5 Amenity
H9 Affordable Homes for Local Needs
TR5 Acces Parking and Design

National Planning Policy Framework

Plans
The plans to which this Notice refers are listed below:
WR000001
WR000002
WB000004

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.

.....
Michael Green
Planning Applications Manager

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

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