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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 Anthony Riddington
24 Macclesfield Road
Buxton
SK17 9AH

Agent Paul Dinsdale Associates Ltd
2nd Floor 8 The Quadrant
Buxton
SK17 6AW

Application no. HPK/2012/0677

Registered on 30/11/2012

Determined on 25/01/2013

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

Proposed Construction of Detached Dwelling including Self-Contained Apartment at 24 Macclesfield Road Buxton

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 proposed ground floor flat shall be occupied solely in connection with the main part of the dwelling and shall not be sold or let as a seperate dwelling.

3. The development shall not be occupied until the archaeological work has been completed as specified in the written scheme of investigation approved under application HPK/2008/0678,

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Planning Applications Manager

including submission of a final report and deposition of the site archive to the written satisfaction of the local planning authority.

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 prevent the establishment of an independent dwelling, in accordance with Policy GD4 and Policy GD5 of the High Peak Saved Local Plan Policies 2008.

3. In order to protect the archaeological interests of the site, in accordance with Policy BC10 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 is a sustainable development in line with the requirements of the National Planning Policy Framework.

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
GD4 Character Form and Design
GD5 Amenity
H5 - Housing within the Built up Area Boundaries
TR5 Access Parking and Design

National Planning Policy Framework

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
0809 10 Rev E
0809 11 Rev E
0809 12 Rev E

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Planning Applications Manager

0809 13 Rev D
0809 14 Rev C
0809 15 Rev A
0809 20
1151/30 Rev A
1151/30 Rev C
1151/32 Rev A
1151/33
373/P/01 Rev B
PM/2891/02

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:
(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:

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Planning Applications Manager

(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

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