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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 Dr Andrew Pollitt
The Sett Valley Medical Practice
The Old Bank Surgery Market Street
Hayfield
SK22 2EP

Application no. HPK/2013/0037

Registered on 22/01/2013

Determined on 12/03/2013

Agent High Peak Architects
Mr R Hubble
Wharf House Wharf Road
Whaley Bridge
SK23 7AD

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

Proposed Formation of Disabled Access to the Surgery from Bank Street at The Old Bank Surgery Market Street Hayfield

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

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The alterations to the boundary wall shall be carried out in reclaimed natural stone, coursed and pointed, and with coping stones to match the existing wall.

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Michael Green
Planning Applications Manager

Reasons

1. To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. In the interest of the character of the locality and conservation area in accordance with policies GD4 and BC5 of the High Peak Local Plan.

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 will preserve the character of the conservation area and which will be generally in keeping with 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

BC5 - Conservation Areas
BC6 - Demolition in Conservation Areas
GD4 - Character Form and Design
TR5 - Access, parking and design

In accordance with Article 31 (cc) Town and Country Planning (Development Management Procedure)(England) (Amendment No.2) Order 2012 the Local Authority were proactive in determination of the application given that during the course of the consideration of the application the Council sought amendments to the proposals to ensure that an acceptable form of development would result. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 of the NPPF.

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
1143.01(rev B)

1143.02(rev B)

1143.03(rev B)

1143.04(rev A)

1143.05

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Michael Green
Planning Applications Manager

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:
(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