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**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

FULL PLANNING APPLICATION

# PERMISSION

Applicant Mr Alex Gallemore
4 Browside Farm
Stoneheads
Whaley Bridge
SK23 7BB

Application no. HPK/2013/0428

Registered on 01/10/2013

Determined on 19/11/2013

Agent

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

**Retention of Alterations and Extension to Existing Access & Retention of Stable Block on Skids at 4 Browside Farm Stoneheads Whaley Bridge**

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 stables shall be used for private / domestic purposes only and for no business or commercial activity whatsoever.

3. Any accumulation of manure shall be removed from the site not less frequently than once per month.

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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

4. Drainage to the livestock buildings shall be constructed to prevent pollution of watercourses. All effluent shall pass through a straining basket prior to discharge.

5. Notwithstanding any details shown on the plans hereby approved, hedgerow plants shall be planted along the south and eastern field boundaries adjacent to the stables. The planting shall be carried out no later than March 2014, the planting shall be spaced in a double row with a minimum of 5 plants to a meter with 450mm between plants and the plants should be planted as whips and shall consist of a mix of Hawthorn, Hazel, Holly, Blackthorn or an alternative suitable species.

6. The field track as constructed and proposed on the application hereby approved and identified on the site plan shall remain as a loose surface. There shall be no semi permanent or permanent hard standing applied to the track.

**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. For the avoidance of doubt and in the interests of visual amenity, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

3. In order that the amenities enjoyed by the occupants of the adjacent dwellings shall not be injured, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

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

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

6. In the interests of visual amenity, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

**Summary of reasons for granting permission**

This is considered to be a sustainable form of development and so complies with the provisions of the NPPF.

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.

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Michael Green
Planning Applications Manager

**POLICIES RELEVANT TO THIS DECISION**

**High Peak Local Plan Saved Policies**

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
LT5 - Horse riding facilities, stables and riding schools
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

**National Planning Policy Framework**
Paragraph 17, 61, 64, 73, 87-89, 118

**Notes to Applicant**

Prior to any works commencing on the access the applicant / developer should of contacted Derbyshire County Council for written approval of the works to be undertaken. Therefore the works as carried out to the access within the highway need to meet requirements of Highway Maintenance Manager from whom the applicant should seek approval. The applicant is advised to contact Joanne Mason at Derbyshire County Council on telephone number 01629 538612.

**Plans**
The plans to which this Notice refers are listed below:
Location Plan
Site Plan

**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.

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Michael Green
Planning Applications Manager

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

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