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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 Kevin Miller North View Martinside Chapel en le Frith SK23 9UF	Application no. HPK/2013/0445 Registered on 27/09/2013
Agent	Keith Buttrill AMIBC Building Surveyor 51 Rowton Grange Road Chapel En Le Frith SK23 0LD	Determined on 22/11/2013

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

Proposed Conversion of Workshop and Implement Store to Holiday Cottage at North View Long Lane Martinside 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. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

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Planning Applications Manager

3. No works shall take place on site until details of windows, including glazing bar details at 1:2, together with details of the door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

4. Prior to the occupation of the self contained holiday accommodation hereby approved the bin storage area and the secure cycle store shall be provided as shown on the approved plans and maintained for the lifetime of the development.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting the Order with or without modification) no change of use permitted by Classes A, B, C, D, E of Part 1 of Schedule 2 of the Order shall take place on the application site.

6. This permission relates solely to the use of the premises for holiday residential use; the property shall not be occupied as a permanent dwelling and shall not be occupied by any persons for a continuous period exceeding 28 days in any calendar year.

7. No works to buildings that may be used by nesting birds shall take place between March and August inclusive, unless a recent survey had been undertaken by a competent ecologist to assess the nesting bird activity on site during this period, and details of measures to protect the nesting bird interest of the site have first been submitted to and approved in writing by the Local Planning Authority and then implemented as approved.

8. Before any other operations are commenced the existing eastern vehicular access to Long Lane shall be permanently closed in accordance with the details shown on the approved plans.

9. The development hereby approved shall be carried out in accordance with the recommendations detailed in section 4 of the Inspection of Buildings for Bats and Bat Activity Survey by Penney Anderson dated September 2013.

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 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.

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4. 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.

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5. To enable the Council to exercise control over future developments at the site, in accordance with Policy GD4 and Policy GD5 of the High Peak Saved Local Plan Policies 2008.

6. For the avoidance of doubt.

7. In the interests of the nature conservation interests of the site and in accordance with paragraph 119 of the National Planning Policy Framework.

8. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

9. In the interests of nature conservation and in accordance with paragraph 118 of the National Planning Policy Framework 2012.

Summary of reasons for granting permission

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.

During the consideration of the application the Council south amendments to the proposals to ensure that access to the site is appropriate and does not harm highway safety. It is therefore considered that the proposals meet the provisions of paras 186-187 of the NPPF.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC1 - External Materials
EMP 9 - Change of Use from Industry or business
GD4 - Character Form and Design
GD5 - Amenity
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

National Planning Policy Framework 2012
Section 3 – Supporting a prosperous economy

Section 7- Requiring Good Design

Notes to Applicant

Breeding birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended), as are all bat species. It is an offence to disturb, injure or kill these species. If bats are

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found during the course of the development, works must stop immediately and a local representative of Natural England should be contacted.

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

Location Plan
01
02 A
03
04
05
06
07
08
09
11

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.

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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.

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Planning Applications Manager

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