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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 Mark Miller
Royal Hotel Market Street
Hayfield
SK22 2EP

Agent Kingfisher Consulting
Barley Castle Yard
Market Street
Hayfield
SK22 2EP

Application no. HPK/2013/0608

Registered on 03/12/2013

Determined on 28/01/2014

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

Proposed Conversion of Garages to Holiday Accommodation at Building south east of the Royal Hotel 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 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, including the proposed finish of the screen fence hereby permitted have been submitted to and approved in writing by

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Michael Green
Planning Applications Manager

the local planning authority. The development shall be carried out in accordance with the approved details.

3. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the neighbouring Royal Hotel in the providing letting bedrooms for overnight accommodation.

4. Prior to the first occupation of the building, the screen wall/fence to the walkway shall be constructed in full accordance with the details shown on Revised Drawing No: 2285.02 RevA and shall be thereafter so maintained.

5. Prior to the first occupation of the building, full details, including luminance and location of the lighting to the walkway shall be submitted to and approved in writing with the Local Planning Authority. The lighting shall be installed in full accordance with the approved details and thereafter so maintained.

6. The development hereby approved shall not be carried out otherwise than in complete accordance with the revised plans and specifications shown on drawing no: 2285.02 Rev A.

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.

3. To prevent the establishment of an independent unit of accommodation in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

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.

5. 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.

6. For the avoidance of doubt.

Summary of reasons for granting permission

The Council has negotiated a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

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Michael Green
Planning Applications Manager

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
BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity

National Planning Policy Framework
Para 17, Sections 3,7 and 12

Notes to Applicant

None

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

2285.02 Rev A
2285.03
2285.04
2285.05

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.**

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Michael Green
Planning Applications Manager

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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