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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 William Wilson
Woodside Farm
Tunstead Milton
Whaley Bridge
SK23 7ER

Agent AJS Architecture
32 Carr Road
Buxton
SK17 6WF

Application no. HPK/2013/0679

Registered on 09/12/2013

Determined on 03/02/2014

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

Proposed Change of Use of Existing House to Form 2 Apartments at Bakery Cottage Belle Vue Chinley

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 development hereby approved shall not be carried out otherwise than in complete accordance with the revised plans and specifications shown on drawing no 02 A, 03 A, 05 A, 07 A.

……
Michael Green
Planning Applications Manager

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.

Summary of reasons for granting permission

During the course of the consideration of the application the Council sought amendments to the proposals to ensure that the appearance of the proposal did not harm the character of the surrounding conservation area. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 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.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC1 - External Materials
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H15 - Sub-Division of Existing dwellings

National Planning Policy Framework
Section 1 : Building a string and competitive economy
Section 2 : Ensuring the vitality of town centres
Section 6 : Delivering a wide choice of quality homes
Section 7 : Requiring Good Design
Section 12 : Conserving and enhancing the historic environment

Notes to Applicant

Please be aware of the building control requirement with regards to acoustic insulation. The applicant/developer is advised to contact Building Control on 01298 28400 for further advice and guidance.

The details outlined on the plans and specifications must also be complied with in regard to this matter.

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Michael Green
Planning Applications Manager

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

LOCATION 01
EXISTING 01
EXISTING 02
EXISTING 03
EXISTING 04
EXISTING 05
PROPOSED 01
PROPOSED 02 A
PROPOSED 03 A
PROPOSED 04
PROPOSED 05 A
PROPOSED 06
PROPOSED 07 A
SPECIFICATION

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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Michael Green
Planning Applications Manager

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

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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