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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 Mrs Sarah Gregg
Grinley's Farm Staden Grange
Staden Lane
Buxton
SK17 9RZ

Application no. HPK/2013/0641

Registered on 21/11/2013

Determined on 28/04/2014

Agent

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

Proposed Animal Petting Farm - Small Stables / Huts and a Shop at Staden Grange Staden Lane Buxton

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 nos Revised Location Plan rec'd 8/1/14, SK21235 - 01, SK21235 - 02, SK21235 - 03, 05, 06, 07, 08, 09, 10, 11 and 12.

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Michael Green
Planning Applications Manager

3. Prior to the commencement of development the access improvements as shown on plan refs SK21235-01 and SK21235-02 shall be laid out and constructed as per the approved plans. Thereafter the works shall be retained for the life of the development.

4. The development hereby approved shall not be taken into use until space has been provided within the site curtilage for the parking/ loading and unloading/ picking up and setting down passengers, manoeuvring of visitors, customers/ service and delivery vehicles, located, designed, laid out and constructed in accordance with the approved plans and maintained throughout the life of the development free from any impediment to its designated use.

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.

3. In the interests of highway safety and in accordance with Policy TR5 of the adopted High Peak Saved Local Plan Policies 2008.

4. To ensure satisfactory service provision in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

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.

The Council entered into pre-application discussions with the applicant to secure a revised/improved scheme, as has been submitted and consequently approved. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 of the NPPF

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
LT7 - Intensive Outdoor Recreation
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

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National Planning Policy Framework
Paragraphs 7, 17 and 28.

Notes to Applicant

The application site is affected by Public Right of Way Buxton 53 and 54. The routes must remain unobstructed on its lawful alignment at all times and safety of the public using it must not be prejudiced either during or after development works take place. Advise on the procedures for the temporary or permanent diversion of such routes may be obtained from the County Council Public Rights of Way Section at Shand House, tel no 01629 580000.

Plans
The plans to which this Notice refers are listed below:
Revised Location Plan rec'd 8/1/14
SK21235 - 01
SK21235 - 02
SK21235 - 03
05
06
07
08
09
10
11
12

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

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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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Planning Applications Manager