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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 Stuart Wilson
Ridge Farm
Chapel-en-le-Frith
SK23 9UD

Agent M & J Home Works
Ballavoulin Milton
Drumnadrochit
Inverness
IV63 6UA

Application no. HPK/2013/0357

Registered on 11/02/2014

Determined on 05/06/2014

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

Conversion of existing outbuilding to for dependant relative accomodation at Ridge Farm, 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. All windows shall be timber framed and no window or door frame shall be recessed less than 100mm from the external face into which it is set.

3. This permission relates only to the conversion of the building indicated on the drawings hereby approved. It does not grant or convey any consent or permission for any works of

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Signed on Behalf of High Peak Borough Council

demolition, reconstruction , construction or alteration affecting the external appearance of the building, except where such works are indicated in the submitted structural report.

4. No development shall take place except between 1st March and 31st August, unless a survey has been undertaken to assess the nesting bird activity on site during this period, and details of measures to protect the nesting bird interest on the site, have first been submitted to and approved in writing by the Local Planning Authority and then implemented as approved.

5. Prior to the first occupation of the development hereby approved the bat box as shown on plan ref P-03-001 Rev B, shall be installed in accordance with the details provided in the Bay Survey Update December 2013 by EVR Ecology, and shall thereafter be retained.

6. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the domestic occupation of the dwelling known as Ridge Farm.

7. The development hereby approved shall not be carried out otherwise than in complete accordance with the revised plans and specifications shown on drawing nos. Location Plan, Site Plan, 1080-EX-002-A, 1080-EX-001-A, 1080-EX-00G-A, 1080-00-00S-B, 1080-00-00LP-A, 1080 P-01-001 Rev C, 1080 P-01-002 Rev C, 1080 P-03-001 Rev B and 1080 PP-00G 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. In the interests of visual amenity and in accordance with Policies OC1 and GD4 of the High Peak Saved Local Plan Policies 2008.

4. In the interests of nature conservation and in accordance with Policy OC8 of the High Peak Saved Local Plan Policies 2008 and guidance contained within the National Planning Policy Framework

5. In the interests of biodiversity and in accordance with paragraph 109 of the National Planning Policy Framework.

6. To prevent the establishment of an independent dwelling, in accordance with Policies TR5 and H11 of the High Peak Saved Local Plan Policies 2008.

7. For the avoidance of doubt.

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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
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC8 - Sites of Importance for Nature Conservation

National Planning Policy Framework
Paragraph 17

Section 7: Requiring good design

Section 11: Conserving and enhancing the Natural Environment

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan, Site Plan, 1080-EX-002-A, 1080-EX-001-A, 1080-EX-00G-A, 1080-00-00S-B, 1080-00-00LP-A, 1080 P-01-001 Rev C, 1080 P-01-002 Rev C, 1080 P-03-001 Rev B, 1080 PP-00G Rev A

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.

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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.

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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Signed on Behalf of High Peak Borough Council