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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

OUTLINE PLANNING APPLICATION

PERMISSION

Applicant
Hallam Land Management Ltd
3rd Floor 1 Albert Square
Manchester
M2 3FU

Agent
Turley Associates
1 New York Street
Manchester
M1 4HD

Application no. HPK/2013/0603

Registered on 11/11/2013

Determined on 04/11/2014

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

Outline planning application comprising mixed use development of up to 375 dwellings, residential and/or retirement facility for up to 70 units, local centre containing A1-A4 uses, business use and community uses and associated access, car parking, open space and landscaping at Foxlow Farm, Harpur Hill Road, Harpur Hill, Buxton

in accordance with the submitted application, details and accompanying plans listed below and subject to the following conditions and reasons:-

Conditions

1. No part of the development hereby permitted shall be commenced on any phase (as referred to in Condition 6) until full details of the layout, scale, appearance and landscaping within each phase (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

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2. Application for approval of the reserved matters for the first phase of the development hereby permitted as approved under condition 6 shall be made to the Local Planning Authority no later than the expiration of 3 years from the date of this permission and the last application for reserved matters approval shall be made no later than 7 years beginning on the date of this permission.

3. Each phase of the development hereby permitted as approved under condition 6 shall be begun not later than 2 years from the date of approval of the last of the reserved matters to be approved for that phase.

4. The development hereby permitted shall not be carried out except in accordance with Location Plan 5394-L-01 rev C and the access details as shown on drawing references: Proposed Site Access Arrangements' 60286491/LP/001 Rev A (as provided in the revised Transport Assessment dated February 2014), the other access points as shown on Illustrative Masterplan 5394-L-03 Rev E and with such other access points to be provided in accordance with the agreed phasing plan.

5. No more than 445 dwellings shall be built on the site.

6. A phasing plan for the whole development shall be submitted to and approved in writing by the Local Planning Authority before or as part of the first application for reserved matters within the application site. The development shall be carried out in accordance with the Phasing Plan approved under this condition.

7. No development shall take place until the approved estate street junction as shown on 'Proposed Site Access Arrangements' drawing ref. 60286491/LP/001 Rev A (the subject of Condition 4 above) has been formed to Ashbourne Road, laid out, constructed and provided with the approved visibility splays in either direction. The area in advance of the sightlines shall be levelled, forming part of the new street constructed as footway and shall not form part of any plot or other sub-division of the site.

8. No development shall take place within any phase until such time as a phasing plan for the proposed vehicular (including emergency), pedestrian and cycle path access points (the subject of Condition 4 above) and links has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangement embodied within the scheme.

9. No development shall take place within any phase until the proposed vehicular, pedestrian and cycle path access points and links (the subject of Condition 8 above) within that phase have been designed in accordance with a scheme (the proposed new estate streets shall accord with Derbyshire County Council's current design guide) to be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details within that phase.

10. No phase of the development hereby permitted shall be occupied until the proposed vehicular, pedestrian and cycle access points and links (the subject of Condition 9 above) within that phase have been laid out and constructed in accordance with a specification to be submitted to and approved in writing by the Local Planning Authority. The surface course within each phase of development shall then be completed to Derbyshire County Council's adoptable standards within a timescale to be agreed in writing with the Local

Planning Authority prior to first occupation of that phase of development and shall thereafter be retained in accordance with the details approved.

11. No phase of the development hereby permitted shall be commenced until details of the parking/loading and unloading/manoeuvring of residents/visitors/staff/customers/service and delivery vehicles (including secure/covered cycle parking) for that phase of the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be completed and available for use prior to first occupation of that phase of development and shall thereafter be retained in accordance with the details approved.

12. No phase of the development hereby permitted shall be commenced until detailed plans and sections showing existing and proposed site levels for that phase and showing the proposed relationship with adjacent phase(s) have been submitted to and approved in writing by the Local Planning Authority. All works within a phase of development shall only be carried out as approved.

13. No phase of the development hereby permitted shall be commenced until a detailed landscaping strategy for that phase and showing the proposed relationship with adjacent phase(s) have been submitted to and approved in writing by the Local Planning Authority. All works within a phase of development shall only be carried out as approved.

14. No phase of the development hereby permitted shall be commenced until a Landscape and Habitat Enhancement & Management Plan, including long term design objectives, management responsibilities, maintenance schedules for the land outside of the application site (referred to as agricultural land retained (R) and edged blue as shown on Illustrative Masterplan 5394-L-03 rev E and Location Plan 5394-L-01 rev C) has been submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be implemented prior to the occupation of any development of the first phase and land to which the plan relates shall subsequently be maintained in accordance with the approved details.

15. No tree/shrub clearance work shall be carried out between 1st March and 31st August inclusive in any year, unless the site has been surveyed for that phase in advance for breeding birds and a scheme to protect breeding birds has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

16. Prior to the commencement of any phase of development, mitigation measures shall be submitted to and approved in writing by the Local Planning Authority providing for the appropriate protection of badgers. Development of each phase shall be carried out in accordance with the approved mitigation scheme for that phase.

17. No phase of the development hereby permitted shall take place until a detailed Arboricultural Method Statement to include a scheme for the retention and protection of trees and hedges on or adjacent to that phase of the site has been submitted to and approved in writing by the Local Planning Authority. Development of each phase shall be carried out in accordance with the approved Statement and protection scheme for that phase and in particular:

    a) No trees or hedgerows shall be cut down, uprooted or destroyed, cut back in any

way or removed without the written approval of the Local Planning Authority;
b) If any tree, shrub or hedge plant is removed without such approval, or dies or becomes severely damaged or diseased within 5 years from completion of the development hereby permitted, it shall be replaced by another tree, shrub or hedge plant of similar size and species, planted at such time as may be specified in writing by the Local Planning Authority;
c) No operations shall commence on site (including soil moving, temporary access construction and/or widening or any operation involving the use of motorised vehicles or construction machinery) unless the protection works required by the approved protection scheme are in place;
d) No excavation for services, no storage of materials or machinery, no parking of vehicles, no deposit or excavation of soil or rubble, no lighting of fires and no disposal of liquids shall take place on the site within any area designated as being fenced off or otherwise protected in the approved protection scheme, and,
e) All protective fencing erected in accordance with the approved scheme shall be retained intact for the full duration of the construction of the development for that phase of the site hereby permitted and shall not be moved or repositioned, without the prior written approval of the Local Planning Authority.

18. No phase of the development hereby permitted shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority and until any pre-start element has been completed in accordance with the approved scheme. The scheme shall include an assessment of significance and research questions and in particular:
a) The programme and methodology of site investigation and recording;
b) The programme for post-investigation assessment;
c) Provision to be made for analysis of the site investigation and recording;
d) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
e) Provision to be made for archive deposition of the analysis and records of the site investigation, and,
f) Nomination of a competent person or persons/organisation to undertake the works.
No part of the development hereby approved shall be occupied in any phase until the site investigation and post investigation assessment for that phase has been implemented in accordance with the approved written scheme of investigation and the provision to be made for analysis, publication and dissemination of results and archive deposition have been secured.

19. No phase of the development hereby permitted shall be begun until a mitigation scheme for protecting the proposed dwellings for that phase of the site from traffic noise has been submitted to and approved in writing by the Local Planning Authority (unless for any phase it can be demonstrated in writing to the Local Planning Authority that no mitigation scheme is required). No dwelling within each phase hereby permitted shall be occupied until the approved works to that dwelling have been completed in accordance with the approved details.

20. No phase of the development hereby permitted shall take place until a Construction and Environmental Method Statement for that phase of the site has been submitted to and

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approved in writing by the Local Planning Authority, which shall include the following details:-
a) The method and duration of any pile driving operations (expected starting date and completion date);
b) The hours of work, which shall not exceed the following: Construction and associated deliveries to the site shall not take place outside 07:00 to 19:00 hours Mondays to Fridays, and 08:00 to 16:00 hours on Saturdays, nor at any time on Sundays or Bank Holiday;
c) Pile driving shall not take place outside 09:00 to 16:00 hours Mondays to Fridays, nor at any time on Saturdays, Sundays or Bank Holidays;
d) The arrangements for prior notification to the occupiers of potentially affected properties;
e)The responsible person (e.g. site manager / office) who could be contacted in the event of complaint;
f) A scheme to minimise dust emissions arising from construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase;
g) Details of wheel washing facilities. All construction vehicles shall have their wheels cleaned before leaving the site;
h) A scheme for recycling/disposal of waste resulting from the construction works;
i) The parking of vehicles of site operatives and visitors;
j) The loading and unloading of plant and materials;
k) The storage of plant and materials used in constructing the development;
l) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
m) Installation and maintenance of wheel washing facilities, and,
n) Details of measures to protect the public footpaths and amenity of users of the pubic footpaths crossing the site during the construction works.
All works within a phase of development shall be carried out in accordance with the approved details.

21. No development shall take place including works of demolition until such time as a scheme for detailed surface water drainage works on the site, including the phasing of such works (based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development) has been submitted to and approved in writing by the Local Planning Authority. Any reference to a phase in Conditions 21 to 22 inclusive shall be to the phasing approved pursuant to this condition. The scheme to be submitted shall include:-
1. Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C697 and C687 or the National SuDS Standards, should the later be in force when the detailed design of the surface water drainage system is undertaken;
2. Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 30% (allowance for climate change) critical rain storm to ideally the Greenfield runoff rates for the site. As a minimum, the developed site must not exceed the run-off from the undeveloped site and must not increase the risk of flooding off-site;
3. Demonstrate the provisions of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Management for Developments;

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4. Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods, and,
5. Confirm how the on-site surface water drainage systems will be adopted and maintained in perpetuity to ensure long term operation at the designed parameters.
The scheme for each phase shall also include:-
6. Final drainage calculations for the site taking into account the drainage catchment areas from each phase of the development (determined through Condition 6) as they contribute to the site network;
7. Infiltration tests for use of soakaways;
8. Final drainage layouts including SuDS;
9. Details of how the scheme shall be maintained and managed in perpetuity after completion, and,.
10. Details of the landscaping and safety features of any balancing ponds.
The scheme shall be fully implemented and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme.

22. No phase of the development hereby permitted shall be commenced until comprehensive details of permanent foul drainage proposals for that phase of the site have been submitted to and approved in writing by the Local Planning Authority. No development hereby permitted shall be occupied in any phase until the foul drainage scheme for that phase has been implemented in accordance with the approved details.

23. No phase of the development hereby permitted shall take place until:
a) A site investigation has been designed for that phase of the site using the information obtained from the desktop investigation previously submitted in respect of contamination in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the site investigation being carried out in any phase of the site;
b) The site investigation and associated risk assessment for that phase of the site has been undertaken in accordance with details to be submitted to and approved in writing by the Local Planning Authority;
c) A method statement and remediation strategy for that phase of the site, based on the information obtained from b) above, including a programme of works have been submitted to and approved in writing by the Local Planning Authority.
No part of the development hereby approved shall be occupied in any phase until the remediation strategy for that phase has been implemented in accordance with the approved details.

24. No phase of the development hereby permitted shall take place until a risk assessment and methodology detailing the means of disposal of waste water, the containment, storage and siting of fuel has been submitted to and approved in writing by the Local Planning Authority. All works within a phase of development shall be carried out in accordance with the approved details.

25. No phase of the development hereby permitted shall take place until a methodology including the depth of excavations, the type of any drilling, details of any foundations and the relationship to the existing ground water table, together with a timetable for inspection

has been submitted to and approved in writing by the Local Planning Authority. All works within a phase of development shall be carried out in accordance with the approved details.

26. The total gross 2500sqm floorspace provided within the Local Centre of the development hereby permitted shall not exceed the following maximum floorspace to be used for purposes of uses within the Town and Country Planning (Use Classes) Order 1987 (as amended):
a) Classes A1, A2 and A3 of the floorspace shall be limited to 600sqm of which no more than 500sqm (gross) shall be in A1 convenience use;
b) Class A4 floorspace shall be limited to 580sqm;
c) Class B1 floorspace shall be limited to 1,000sqm;
d) Class D1 floorspace shall be limited to 1,000sqm (excluding art galleries, museums, and, leisure and cultural uses including any other use constituting a 'main town centre use' as defined by Annex 2 of the National Planning Policy Framework).

Reasons

1. To ensure a satisfactory standard of development, in accordance with Policy GD4 of the High Peak Saved Local Plan Policies 2008.
2. 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.
3. The time limit condition is imposed in order to comply with the requirements of section 92 of the Town and Country Planning Act 1990.
4. For the avoidance of doubt and in the interests of proper planning.
5. For the avoidance of doubt and in the interests of the visual amenity of the area, in accordance with Policy GD4 of the High Peak Saved Local Plan Policies 2008.
6. In the interests of visual amenity, in accordance with Policy GD4 of the High Peak Saved Local Plan Policies 2008.
7. In order to provide adequate visibility from the site in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
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 highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
10. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
11. To ensure adequate car parking provision within the site in accordance with the adopted standards of the Local Planning Authority and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
12. In the interests of visual amenity, in accordance with Policy GD4 of the High Peak Saved Local Plan Policies 2008.

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13. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.
14. To safeguard wildlife in the interests of nature conservation and in the interests of visually amenity and in accordance with Policy GD6 and paragraph 109 of the National Planning Policy Framework.
15. To safeguard wildlife in the interests of nature conservation and paragraph 109 of the National Planning Policy Framework.
16. To safeguard wildlife in the interests of nature conservation and paragraph 109 of the National Planning Policy Framework.
17. To ensure the continued well-being of the trees in the interests of the amenity and environmental quality of the locality, in accordance with Policy GD5 and OC10 of the High Peak Saved Local Plan Policies 2008.
18. To enable the site's archaeological remains to be properly investigated and recorded, in accordance with Policy BC10 of the High Peak Saved Local Plan Policies 2008.
19. To allow the impact of the development on residential amenity to be assessed and in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
20. 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.
21. To ensure a satisfactory standard of drainage and in the interests of the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
22. To ensure a satisfactory standard of drainage and in the interests of the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
23. In order that the amenities enjoyed by the occupants of the dwellings shall not be injured, in accordance with Policies GD5 and GD12 of the High Peak Saved Local Plan Policies 2008.
24. To prevent pollution of the water environment, in accordance with Policy GD13 of the High Peak Saved Local Plan Policies 2008.
25. To prevent pollution of the water environment, in accordance with Policy GD13 of the High Peak Saved Local Plan Policies 2008.
26. In the interests of proper planning and to ensure the sustianability of the scheme.

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 has negotiated a sustainable form of development which complies with the provisions of paragraphs 186-187 of the National Planning Policy Framework (NPPF).

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POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC10- Archaeological and Other Heritage Features
GD4 - Character Form and Design
GD5 - Amenity
GD7 - Crime Prevention
GD13 - Buxton Mineral Water
H1 - Principles of Housing Provision
H9 - Affordable Housing for Local Needs
H11 - Layout and Design of residential development
H12 - Public Open Space
OC1 - Countryside Development
OC4 - Landscape Character and Design
OC8 - Sites of Importance for Nature Conservation
OC10 - Trees and Woodlands
TR1 - Transport Implications of new development
TR5 - Access, parking and design
TR11 - Footpaths, bridleways and byways

Supplementary Planning Documents (SPDs):
Housing Needs in the High Peak 2007
Planning Obligations December 2005
Landscape Character 2006
Planning Obligations 2005

National Planning Policy Framework (NPPF):
Paragraph 17: Core planning principles;
Section 1 Building a strong, competitive economy
Section 6: Delivering a wide choice of high quality homes;
Section 8: Promoting healthy communities;
Section 11: Conserving and enhancing the natural environment.
Section 12: Conserving and enhancing the historic environment.

National Planning Practice Guidance (NPPG):
- Air quality
- Conserving and enhancing the historic environment
- Design
- Land affected by contamination
- Minerals
- Natural environment
- Noise
- Open space, sports and recreation facilities, public rights of way and local green space
- Planning obligations
- Travel plans, transport assessments and statements in decision-taking

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- Use of Planning Conditions
- Viability

Notes to Applicant

1.You are reminded of your responsibilities under the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 which require you to identify the impacts of the development in respect of any protected species that may inhabit the site. This may lead to a requirement for a protected Species Licence to be obtained before the proposed development can take place. Failure to carry out the requirements in accordance with the legislation risks offences being committed which could result in legal action including prosecution.

2. Environment Agency:

a) The Environment Agency does not consider oversized pipes or box culverts as sustainable drainage. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, with a preference for above ground solutions.
b) Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Sustainable Drainage Systems (SuDS) are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site as opposed to traditional drainage approaches which involve piping water off-site as quickly as possible.
c) SuDS involve a range of techniques including methods appropriate to impermeable sites that hold water in storage areas e.g. ponds, basins, green roofs etc rather than just the use of infiltration techniques. Support for the SuDS approach is set out in NPPF.
d) The Lead Local Flood Authority (LLFA) should be contacted regarding surface water matters and SUDS.

3. Highways:

a) Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991, at least 6 weeks prior notification should be given to the Strategic Director of Environmental Services at County Hall, Matlock (tel: 01629 538537) before any works commence on the vehicular access within highway limits.
b) The Highway Authority recommends that the first 5m of the proposed access driveways should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users the Authority reserves the right to take any necessary action against the landowner
c) Pursuant to Section 163 of the Highways Act 1980, where the site curtilage slopes down towards the public highway/ new estate street measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dish channel or gulley laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.
d) Pursuant to Section 278 of the Highways Act 1980, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained from the Strategic Director of Environmental Services at

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County Hall, Matlock (tel: 01629 538582). The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 278 Agreement.
e) Pursuant to Section 38 and the Advance Payments Code of the Highways Act 1980, the proposed new estate roads should be laid out and constructed to adoptable standards and financially secured. Advice regarding the technical, financial, legal and administrative processes involved in achieving adoption of new residential roads may be obtained from the Strategic Director of Environmental Services at County Hall, Matlock (tel: 01629 538578).
f) Highway surface water shall be disposed of via a positive, gravity fed system (ie; not pumped) discharging to an approved point of outfall (eg; existing public sewer, highway drain or watercourse) to be sanctioned by the Water Authority (or their agent), Highway Authority or Environment Agency respectively. The use of soakaways for highway purposes is generally not sanctioned.
g) Pursuant to Sections 149 and 151 of the Highways Act 1980, the applicant must take all necessary steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (eg; street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.
h) The application site is affected by a Public Right of Way (Footpath51 Buxton on the Derbyshire Definitive Map). Advice regarding the temporary (or permanent) diversion of such routes may be obtained from the Strategic Director of Environmental Services at County Hall, Matlock (tel: 01529 580000 and ask for the Rights of Way Officer).
i) Under the provisions of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004, all works that involve breaking up, resurfacing and / or reducing the width of the carriageway require a notice to be submitted to Derbyshire County Council for Highway, Developer and Street Works. Works that involve road closures and / or are for a duration of more than 11 days require a three months notice. Developer's Works will generally require a three months notice. Developers and Utilities (for associated services) should prepare programmes for all works that are required for the development by all parties such that these can be approved through the coordination, noticing and licensing processes. This will require utilities and developers to work to agreed programmes and booked slots for each part of the works. Developers considering all scales of development are advised to enter into dialogue with Derbyshire County Council's Highway Noticing Section at the earliest stage possible and this includes prior to final planning consents.
j) Where development has been approved subject to the preparation and implementation of a Travel Plan, the applicant is obliged to submit the appropriate documentation to the Local Planning Authority well in advance of the development being taken into use. Advice regarding the content of Travel Plans may be obtained from the Strategic Director of Environmental Services at County Hall, Matlock (tel: 01629 580000 and ask for the Transportation Section).

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.

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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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