



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

APPLICATION FOR APPROVAL OF RESERVED MATTERS

APPROVAL

Applicant	Taylor Wimpey	Application no.	HPK/2015/0120
	c/o Agent	Registered on	02/03/2015
Agent	ID Planning	Determined on	21/07/2015
	Atlas House		
	31 King Street		
	Leeds		
	LS1 2HL		

High Peak Borough Council hereby **APPROVE** this application for **RESERVED MATTERS** for

Proposal - All Reserved Matters Relating to Access, Appearance, Landscaping, Layout and Scale at Land Off North Road, Glossop

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

Conditions

1.This notice of approval of reserved matters shall only relate to outline planning permission ref. HPK/2013/0327 dated 12th June 2014.

2.The development hereby permitted shall be carried out in accordance with the following approved plans:

1427:01E Proposed Layout
1427:02 Site Location Plan
1427:03A Streetscenes

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Signed on Behalf of High Peak Borough Council

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1427:04A Cross Sections
 1427:100A Elevations and Floorplans (Canford)
 1427:101A Elevations and Floorplans (Gosford)
 1427:102A Elevations and Floorplans (Shelford)
 1427:103A Floorplans (Alton)
 1427:104A Elevations (Alton)
 1427:105A Elevations and Floorplans (Stanton)
 1427:106A Floorplans (PD51)
 1427:107A Elevations (PD51)
 1427:108A Elevations and Floorplans (Eyansham)
 1427:109A Floorplans (Haddenham)
 1427:110A Elevations (Haddenham)
 1427:111A Elevations (Milldale)
 1427:112A Floorplans (Ashdale)
 1427:113A Elevations (Ashdale)
 1427:200 Garage details
 1427:201 Grage details
 1427:202 Garage details
 1427:300 Metal railings details
 1427:301 Timber fence details
 1427:302 Wall and fence details
 1427:303 Knee rail fence details
 1427:304 Post and rail fence details
 1427:305 Boundary stone wall details
 1427:306 Low stone wall details
 1427:307 Stock proof fencing details
 Drawing 5B Schwegler Bat Tube
 Drawing 5C Schwegler Bat Tube
 Drawing 5D Schwegler Bat Tube
 Drawing 5E Schwegler Bat Tube
 Drawing 5F Schwegler Bat Tube
 Drawing 5G Schwegler Bat Tube
 Drawing 5H Swift Box
 Drawing 5I Swift box
 Drawing 5J Blue Tit Box
 Drawing 5K Blue Tit Box
 Drawing 5L Blue Tit Box
 Drawing 1 Location of fencing
 Drawing 2 Landscape management proposals
 Drawing 3 Management areas
 Drawing 4 Toad friendly infrastructure
 P14-289 503A Floor and road levels
 P14-289 505A Preliminary drainage strategy

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3.No development shall commence until samples of the materials to be used in the construction of external walls and roofs of the buildings have been submitted to and approved in writing by the local planning authority. Development shall be carried out in complete accordance with the approved materials.

4.The boundary treatments hereby approved shall be installed prior to the occupation of any dwelling to which the works relate.

5.Notwithstanding the requirements of condition 4, development shall not commence until details of the proposed fencing around the amenity area adjacent to Plot 45 are submitted and agreed in writing with the local planning authority. The approved fence shall be erected and retained in the agreed form prior to the first occupation of the dwelling on Plot 45.

6.No development shall be commenced until a temporary access for construction purposes has been provided in accordance with a detailed design first submitted to and approved in writing by the Local Planning Authority; the design providing for appropriate geometry for construction vehicles and a 2.4m x 126m visibility splay to the north and a 2.4m x 90m to the south, or other such dimensions as may be agreed with the Local Planning Authority (measured up to 1m into the carriageway at the extremity of the splay with no obstruction to visibility over 1m high permitted in advance of the sightlines). The access shall be retained in accordance with the approved scheme throughout the construction period, or such other period of time as may be agreed in writing by the Local Planning Authority, free from any impediment to its designated use.

7.Before any other operations are commenced, excluding construction of the temporary access referred to in Condition number 6 above, space shall be provided within the site for the storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

8.No development shall take place including any works of demolition until a construction management plan or construction method statement has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- a. parking of vehicles of site operatives and visitors
- b. routes for construction traffic
- c. method of prevention of debris being carried onto highway
- d. pedestrian and cyclist protection
- e. arrangements for turning vehicles
- f. arrangements for any hoarding or temporary site boundary treatment adjacent North Road.

9.No development shall be commenced until an estate street phasing plan has been submitted to and approved in writing by the Local Planning Authority. The estate street phasing plan shall set out the development phases and the standards that estate streets serving each phase of the

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development will be completed.

10.No development shall take place until construction details of the residential estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) have been submitted to and approved in writing by the Local Planning Authority.

11.The carriageways of the proposed estate roads shall be constructed in accordance with Condition number 10 above up to and including binder course level, prior to the commencement of the erection of any dwelling intended to take access from that road. The carriageways and footways shall be constructed up to and including binder course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or abutting the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surface course within twelve months (or three months in the case of a shared surface road) from the occupation of such dwelling, unless otherwise agreed in writing by the Local Planning Authority.

12.Prior to occupation of any dwelling on plots 1 - 4, the permanent access to serve them off North Road shall be laid out as a dropped vehicle crossing point, in accordance with the application drawings, comprising an access at least 4.5m wide. The access shall also be provided with a 2.4m x 126m visibility splay to the north and a 2.4m x 90m splay to the south, or other such dimension as may be agreed with the Local Planning Authority; the splay being measured up to 1m into the carriageway at the extremity of the splay and the area in advance of the sightlines remaining free from any obstructions to visibility over 1m high (600mm in the case of vegetation), relative to the nearside carriageway channel level and maintained as such for the life of the development.

13.Prior to occupation of the 5th dwelling on the main site (serving plots 5 - 150) the permanent estate street junction with North Road shall be laid out at least 5.5m wide with 2m wide footways either side and 6m junction radii, all in accordance with the application drawings. The access shall be provided with 2.4m x 126m and 2.4m x 90m visibility splays to the north and south respectively, measured up to 1m into the carriageway at the extremity of the splay; the area in advance of the sightlines laid out and forming part of the estate street and not part of any plot or other sub-division of the site to ensure it remains free from any obstructions to visibility over 1m high (600mm in the case of vegetation).

14.The maintenance access (for the ponds) shall be laid out to North Road at least 3m wide and be provided with 2.4m x 43m visibility splays in each direction, or other such dimension as may be agreed with the Local Planning Authority, the splay being measured up to 1m into the carriageway at the extremity of the splay; the area in advance of the sightlines remaining free from any obstructions to visibility over 1m high (600mm in the case of vegetation) relative to the nearside carriageway channel level.

15.Within 14 days of the permanent access to the development site being created, or other such timescale as may be agreed with the Local Planning Authority, a continuous footway at least 2m wide shall be provided alongside North Road connecting to existing footways to the south, all in

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accordance with the application drawings. The footway being fully constructed to adoptable criteria and maintained open and available for public use thereafter.

16. Within 14 days of the permanent access points being taken into use any temporary or redundant access (es) to North Road shall be permanently closed and the highway margin reinstated as footway / verge, in a manner to be agreed with the Local Planning Authority in consultation with the Highway Authority.

17. Prior to occupation of any dwelling it serves the driveway shall be formed to the new estate street and provided with 2.4m x 25m visibility splays in each direction, or other such dimension as may be agreed in writing with the Local Planning Authority. The splay being measured up to 1m into the carriageway at the extremity of the sightline and the area in advance of the sightlines remaining free from obstructions to visibility over 1m high (relative to the nearside carriageway edge) for the life of the development.

18. No dwelling shall be occupied until space has been laid out within the site for parking and manoeuvring of residents and visitors vehicles, in accordance with the application drawings.

19. No gates, including any part of their opening arc shall be permitted to open out over public highway limits. Any gates should therefore be set back an appropriate distance from the carriageway edge or be physically prevented from opening over the adjoining highway.

20. Notwithstanding what is shown in the approved landscaping scheme, development shall not commence (apart from site clearance) until further details of enhanced landscaping along the southern site boundary have been submitted to and approved by the local planning authority. The additional landscaping shall be implemented as approved before the dwellings on Plots 18, 34 and 35-45 inclusive are first occupied. The additional landscaping shall be maintained in accordance with the provisions of condition 21.

21. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

22. No development or other operations shall commence until a detailed Arboricultural Method Statement to include a scheme for the retention and protection of trees and hedges on or adjacent to the site has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved Method Statement.

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23. Notwithstanding the details shown on the approved drawings, there shall be no windows inserted within the flank elevations of the dwellings on Plot numbers 18, 34 and 45.

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Reasons

1. For the avoidance of doubt and to comply with Section 92 of The Town and Country Planning Act 1990 and Article 5 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. For the avoidance of doubt and in the interests of proper planning.

3. To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policies GD4 and BC1 of the High Peak Saved Local Plan Policies 2008, EQ5 of the High Peak Local Plan (Submission Version 2014) and the design guidance set out in the National Planning Policy Framework.

4. In the interests of amenity in accordance with Policies GD4, GD5 and H11 of the High Peak Saved Local Plan Policies 2008 and EQ5 of the High Peak Local Plan.

5. In the interests of the residential amenity of the occupants of Heath Cottage and 3 Bexley Close, in accordance with Policies GD5 of the High Peak Saved Local Plan Policies 2008 and EQ5 of the High Peak Local Plan (Submission Version).

6. In the interests of highway safety in accordance with Policies TR5 of the High Peak Saved Local Plan Policies 2008 and CF6 of the High Peak Local Plan (Submission Version).

7. In the interests of highway safety in accordance with Policies TR5 of the High Peak Saved Local Plan Policies 2008 and CF6 of the High Peak Local Plan (Submission Version).

8. In the interests of highway safety in accordance with Policies TR5 of the High Peak Saved Local Plan Policies 2008 and CF6 of the High Peak Local Plan (Submission Version).

9. In the interests of highway safety in accordance with Policies TR5 of the High Peak Saved Local Plan Policies 2008 and CF6 of the High Peak Local Plan (Submission Version).

10. In the interests of highway safety, in accordance with Policies TR5 of the High Peak Saved Local Plan Policies 2008 and CF6 of the High Peak Local Plan (Submission Version).

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11. In the interests of highway safety, in accordance with Policies TR5 of the High Peak Saved Local Plan Policies 2008 and CF6 of the High Peak Local Plan (Submission Version).
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18. In the interests of highway safety, in accordance with Policies TR5 of the High Peak Saved Local Plan Policies 2008 and CF6 of the High Peak Local Plan (Submission Version).
19. In the interests of highway safety, in accordance with Policies TR5 of the High Peak Saved Local Plan Policies 2008 and CF6 of the High Peak Local Plan (Submission Version).
20. To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, in the interests of visual amenity, in accordance with Policies GD5 and OC10 of the High Peak Saved Local Plan Policies 2008 and S1, EQ5 and EQ7 of the High Peak Local Plan (Submission Version).
21. To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, in the interests of visual and residential amenity, in accordance with Policies GD5 and OC10 of the High Peak Saved Local Plan Policies 2008 and S1, EQ5 and EQ7 of the High Peak Local Plan (Submission Version).
22. To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, in the interests of visual amenity, in accordance with Policies GD5 and OC10 of the High Peak Saved Local Plan Policies 2008 and S1, EQ5 and EQ7 of the High Peak Local Plan (Submission Version).
23. In the interests of the residential amenity of neighbouring properties, in accordance with Policies GD5 of the High Peak Saved Local Plan Policies 2008 and EQ5 of the High Peak Local Plan (Submission Version).

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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.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

EMP 6 - Industry and business within the built-up area boundaries and homeworking
EMP 7 - Industry and business in the countryside
GD2 - Built up area boundaries
GD4 - Character Form and Design
H5 - Housing within the Built up Area Boundaries
H13 - Replacement Dwellings in the Countryside
OC1 - Countryside Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development

High Peak Local Plan (Submission Version)

S1 – Sustainable Development Principles
S1a – Presumption in Favour of Sustainable Development
S2 – Settlement Hierarchy
S3 – Strategic Housing Development
S5 - Glossopdale Sub-Area Strategy
EQ1 – Climate Change
EQ2 – Landscape Character
EQ3 – Countryside and Green Belt Development
EQ4 – Biodiversity
EQ5 – Design and Place Making
EQ8 – Trees, Woodland and Hedgerows
EQ10 – Flood Risk Management
H1 – Location of Housing Development
H3 – Housing Allocations
H4 – New Housing Development
H5 – Affordable Housing
CF4 – Open Space, Sports and Recreational Facilities
CF6 – Accessibility and Transport

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National Planning Policy

The proposals have been considered against the provisions of the National Planning Policy Framework and are considered to be sustainable development. The following paragraphs are considered to be most relevant to this proposal:

7, 14, 17, 32, 49, 50, 56, 58, 60, 61, 65, 69, 70, 73, 100, 109, 118

Notes to Applicant

1. The local planning authority has sought to work with the applicant in a positive and proactive way to secure a development that will improve the economic, social and environmental conditions of the area, in line with the NPPF.
2. Applicant's attention is drawn to the conditions attached to the outline planning permission ref HPK/2013/0327 that have to be complied with.
3. There is a Section 106 planning obligation related to this development the terms of which have to be complied with.
4. 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 the Economy, Transport and Environment Department at County Hall, Matlock (telephone : 01629 538578). The applicant is advised to allow approximately 16 weeks in any programme of works to obtain a Section 38 Agreement.
5. 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 (e.g. street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.
6. 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 soak-away within the site.

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7. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Street-works Act 1991 prior notification shall be given to the Department of Economy Transport & Environment at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp, email ETENetmanadmin@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190.
8. Pursuant to Sections 219/220 of the Highways Act 1980, relating to the Advance Payments Code, where development takes place fronting new estate streets the Highway Authority is obliged to serve notice on the developer, under the provisions of the Act, to financially secure the cost of bringing up the estate streets up to adoptable standards at some future date. This takes the form of a cash deposit equal to the calculated construction costs and may be held indefinitely. The developer normally discharges his obligations under this Act by producing a layout suitable for adoption and entering into an Agreement under Section 38 of the Highways Act 1980.
9. Pursuant to Section 278 of the Highways Act 1980 and the provisions of the Traffic Management Act 2004, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. It must be ensured that public transport services in the vicinity of the site are not adversely affected by the development works. Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained from the Strategic Director of the Economy, Transport and Environment Department at County Hall, Matlock (telephone: 01629 538658). The applicant is advised to allow approximately 16 weeks in any programme of works to obtain a Section 278 Agreement.
10. Pursuant to Section 50 (Schedule 3) of the New Roads and Street Works Act 1991, before any excavation works are commenced within the limits of the public highway (including public Rights of Way), at least 6 weeks prior notification should be given to the Strategic Director of the Economy, Transport and Environment Department at County Hall, Matlock (telephone: 01629 533190 and ask for the New Roads and Street Works Section).
11. Construction works are likely to require Traffic Management and advice regarding procedures should be sought from David Bailey, Traffic Management - telephone 01629 538685.

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12. The Highway Authority recommends that the first 5m of the proposed access driveway 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 householder.
13. 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. Works that involve road closures and / or are for a duration of more than 11 days require a three month notice; developers works will generally fall into this category. Developers and Utility companies (for associated services) should prepare programmes for all works that are required for the development, such that these can be approved through the coordination, noticing and licencing processes. This will require developers and Utility companies to work to agreed programmes and booked slots for each part of the works. Discussions should therefore take place with Derbyshire County Council's Highway Noticing Section, at County Hall, Matlock at the earliest stage possible.
14. The application site borders an existing public Right of Way. The route must remain unobstructed on its legal alignment at all times and the safety of the public using it must not be prejudiced either during or after development works take place. Further advice can be obtained by calling 01629 533190 and asking for the Rights of Way Duty Officer. Please note that the granting of planning permission is not consent to divert or obstruct a public right of way. If it is necessary to temporarily obstruct a right of way to undertake development works then a temporary closure is obtainable from the County Council. Please contact 01629 533190 for further information and an application form.

Plans

The plans to which this permission refers are listed under condition 2 above.

Note

This approval of Reserved Matters relates to outline planning permission reference no. HPK/2103/0327. Please note that the conditions of this outline permission still apply.

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 Council's Building Control Section on 0845 129 7777.

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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.

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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