



www.highpeak.gov.uk

**High Peak Borough Council**

*working for our community*

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

FULL PLANNING APPLICATION

## PERMISSION

Applicant Mr Keith Muncey

Application no. HPK/2015/0410

c/o Agent

Agent Bradley Building Design Ltd

Registered on 20/07/2015

34 Oak Drive

Bramhall

Determined on 08/10/2015

Stockport

SK7 2AD

---

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

**Proposed Demolition of Existing Building and Erection of Three Terraced 3 Bedroom Dwellings with Associated Parking and Amenity Space (Resubmission of HPK/2015/0032) at Rose House Manchester Road Tunstead Milton Whaley Bridge**

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 permitted shall be carried out in accordance with the following approved plans: Proposed Block Plan, Revised Site Plan submitted 18/09/2015, Dwg. 5123/4/B, 5123/5/C and 5123/6/B.
3. The materials of external construction shall be recycled natural stone to the walls and Greys Artstone Welsh blue/grey synthetic slate to the roofs.

.....  
Signed on Behalf of High Peak Borough Council

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

Tel 0845 129 7777 or 01298 28400

Fax 01457 860290

Minicom 0845 129 48 76

E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk)

Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

4. The materials of the external construction of the windows for the development hereby approved shall be timber with a painted finish specified as Little Greene Paint Company - Creamerie (42).
5. The materials of the external construction for the exterior doors shall be treated timber to the front south facing elevations and powder coated aluminium patio doors to the rear north facing elevations.
6. All new rainwater goods shall be seamless powder coated aluminium with a black finish.
7. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the side driveway and parking area for the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details and prior to the first occupation of any of the dwellinghouses hereby approved. The surfaces shall be maintained in perpetuity for the lifetime of the development.
8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the number, sizes and species of the proposed planting; the proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures e.g. furniture, play equipment, refuse or other storage units etc. where relevant.
9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the buildings and no later than 12 months after that initial occupation or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the approved scheme 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 the Local Planning Authority gives written consent to any variation.
10. This consent does not permit the demolition of any part of the building except that indicated on the approved plans: Proposed Block Plan, Revised Site Plan submitted 18/09/2015, Dwgs. 5123/4/B, 5123/5/C and 5123/6/B.
11. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 12 to 15 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 15 has been complied with in relation to that contamination.
12. Site Characterisation - An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a

.....  
Signed on Behalf of High Peak Borough Council

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

Tel 0845 129 7777 or 01298 28400

Fax 01457 860290

Minicom 0845 129 48 76

E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk)

Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

13. Submission of Remediation Scheme - A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

14. Implementation of Approved Remediation Scheme - The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority. effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

15. Reporting of Unexpected Contamination - In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 12, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 13, which is subject to the approval in writing of the Local

.....  
Signed on Behalf of High Peak Borough Council

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

Tel 0845 129 7777 or 01298 28400

Fax 01457 860290

Minicom 0845 129 48 76

E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk)

Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 14.

16. Before any other operations are commenced (excluding demolition/ site clearance), space shall be provided within the site curtilage for [storage of plant and materials, site accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

17. The premises, the subject of the application, shall not be occupied until 2 on-site parking spaces for each dwelling hereby approved, has been provided within the application site in accordance with the revised application drawings, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

18. The bin storage as shown on the approved plans shall be installed before the dwellings hereby approved are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out on accordance with the approved details.

19. No construction/demolition work at the site shall take place outside the following hours:-

1. 0800 hours to 1900 hours Mondays to Fridays.

2. 0800 hours to 1600 hours on Saturdays.

3. At any time on Sundays or Public Holidays except by agreement with the Local Planning Authority.

4. All construction deliveries to the site shall be limited to within the above hours.

Any equipment which needs to be operated outside the hours specified above shall be acoustically screened in accordance with a scheme to be agreed by the Local Planning Authority.

20. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed prior to the first occupation of the dwellings hereby approved, or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

21. Prior to the first occupation of any of the dwellinghouses hereby approved, a nocturnal sleeping bat box comprising a Schweglar 1WI (brand and model) shall be incorporated into the proposed development in accordance with the advice contained within the Bat Scoping and Presence/Absence Survey (Bagshaw Ecology Ltd - 24th April 2015).

.....  
Signed on Behalf of High Peak Borough Council

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

Tel 0845 129 7777 or 01298 28400

Fax 01457 860290

Minicom 0845 129 48 76

E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk)

Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

## 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 and in the interests of proper planning.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.
9. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.
10. To maintain the character of the building and to ensure the satisfactory visual relationship of the new development to the existing, 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.
11. To ensure that the site is developed in a safe manner in the interests of the amenity of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
12. To ensure that the site is developed in a safe manner in the interests of the amenity of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

.....  
Signed on Behalf of High Peak Borough Council

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

Tel 0845 129 7777 or 01298 28400

Fax 01457 860290

Minicom 0845 129 48 76

E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk)

Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

13. To ensure that the site is developed in a safe manner in the interests of the amenity of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
14. To ensure that the site is developed in a safe manner in the interests of the amenity of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
15. To ensure that the site is developed in a safe manner in the interests of the amenity of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
16. 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.
17. 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.
18. 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.
19. In order to protect the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
20. To ensure adequate and appropriate treatment to all boundaries.
21. To safeguard wildlife in the interests of nature conservation and biodiversity.

## Summary of reasons for granting permission

This is considered to be a sustainable form of development and so complies with the provisions 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  
 GD2 - Built up area boundaries  
 GD4 - Character Form and Design

.....  
 Signed on Behalf of High Peak Borough Council

GD5 - Amenity  
GD6 – Landscaping  
GD12 – Unstable Land, landfill and Contaminated Sites  
H1 – Principles of Housing Provision  
H5 - Housing within the Built up Area Boundaries  
H11 – Layout and Design of Residential Development  
OC8 – Sites of Importance for Nature Conservation  
TR5 – Access, Parking and Design

### **Chapel-en-le-Frith Parish Neighbourhood Development Plan 2013-2028**

H2 – Smaller sites  
H3 – Design Criteria  
TR1 – Sustainable Transport and Movement

### **High Peak Local Plan Submission Version 2014**

CF6 – Accessibility and Transport  
EQ4 - Biodiversity  
EQ5 – Design and Place Making  
EQ9 – Pollution Control and Unstable Land  
EQ10 – Flood Risk Management  
H1 – Location of Housing Development  
H4 – New Housing Development  
S1 – Sustainable Development Principles  
S2 – Settlement Hierarchy  
S6 – Central Sub-area Strategy

### **National Planning Policy Framework**

Paragraph 17 – Core Planning Principles  
Section 6 – Delivering a Wide Choice of Quality Homes  
Section 7 – Requiring Good Design

### **Notes to Applicant**

**ENVIRONMENT AGENCY INFORMATIVES:** Advice to applicant Under the terms of the Water Resources Act 1991, and the Land Drainage Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of Tunstead Milton Brook which, is designated a 'main river'. Groundwater and Contaminated Land Information to the Applicant We do not consider this proposal to be high risk. Therefore we will not be providing detailed site-specific comments with regards to land contamination issues for this site.

We would appreciate being informed if contamination is subsequently identified that poses a significant risk to controlled waters. The developer should address risks to controlled waters from contamination at the site, following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination. Due to the former land use(s), soil and /or groundwater contamination may exist at the site and the associated risks to controlled waters should be addressed by:

.....  
Signed on Behalf of High Peak Borough Council

1. Following the risk management framework provide in CLR11, Model procedures for the management of land contamination <https://www.gov.uk/government/publications/managing-land-contamination>

2. Referring to the Environment Agency guiding principles for land contamination and the land contamination sections in the Environment Agency's Groundwater Protection: Principles and Practice <https://www.gov.uk/government/publications/managing-and-reducing-landcontamination> <https://www.gov.uk/government/publications/groundwater-protection-principles-andpractice-gp3>

3. Further information may be found on the land contamination technical guidance pages on the direct.gov website <https://www.gov.uk/government/collections/land-contamination-technical-guidance> . All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites. The competent person would normally be expected to be chartered member of an appropriate body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites. The Specialist in Land Condition (SiLC) qualification administered by the Institution of Environmental Management provides an accredited status for those responsible for signing off LCR's.

For further information see - [www.silc.org.uk](http://www.silc.org.uk) Where the remediation / redevelopment of the site will involve waste management issues we offer the following advice: Waste on site: The CLAIRE definition of waste: development code of practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and /or land development works are waste or have ceased to be waste. The code of practice is available at: <http://www.claire.co.uk> Under the Code of practice:

excavated materials that are recovered via a treatment operation can be re-used on site providing they are treated to a standard such they are fit for purpose and unlikely to cause pollution

Treated materials can be transferred between sites as part of a "hub and cluster" project . Some naturally occurring clean material can be directly transferred between sites. Developers should ensure that all contaminated materials are adequately characterised both chemically and physically and that the permitting status off any proposed operations are clear. If in doubt the Environment Agency should be contacted on 03708 506 506 or at [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) for advice at an early stage to avoid any delays.

Waste to be taken off site:

Contaminated soil that is, or must be, disposed of is waste. Therefore it's handling, transport and disposal is subject to waste management legislation which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental permitting (England and Wales) Regulations 2010
- The Waste (England and Wales) Regulations 2011 Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 "characterisation of waste" - sampling of waste materials

.....  
Signed on Behalf of High Peak Borough Council

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

Tel 0845 129 7777 or 01298 28400

Fax 01457 860290

Minicom 0845 129 48 76

E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk)

Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

- framework for the preparation and application of a sampling plan"" and the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid delays on 03708 506 506 or [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) for further advice and to discuss the issues likely to be raised. You should be aware that any permit may not be granted. Additional 'Environmental Permitting Guidance' can be accessed via the government website at: <https://www.gov.uk/environmental-permit-check-if-you-need-one> If the total quantity of waste material to be produced or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with us as a hazardous waste producer.

### **Severn Trent Water:**

The applicant is advised that the existing stop taps and sewer access hole are located in space potentially earmarked for use as parking spaces for Unit 1. You should contact Severn Trent Water Ltd at Customer Relations, PO Box 5310, Coventry CV3 9FJ or by phone on: 08457 500 500 or online [www.stwater.co.uk](http://www.stwater.co.uk) for details on the process required to undertake a relocation of these points prior to first occupation of unit no 1.

### **Local Highway Authority**

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.

Pursuant to Section 50 (Schedule 3) of the New Roads and Streetworks Act 1991, before any excavation works are commenced within the limits of the public highway, at least 6 weeks prior notification should be given to the Director of Environmental Services at County Hall, Matlock (tel: 01629 580000 and ask for the New Roads and Streetworks Section).

Construction works are likely to require Traffic Management and advice regarding procedures should be sought from Dave Bailey, Traffic Management on 01629 538686.

The application proposals are affected by a Prescribed Building Line (75B) under the Public Health Act 1925. Whilst it is an offence to undertake building works in advance of this line, it may be possible for the applicant to apply to rescind the line. The applicant is advised to write to the Strategic Director of Economy Transport and Environment at County Hall, Matlock, DE4 3AG at least 6 weeks before commencing works requesting that the line be removed and confirming that they will meet the Authority's administrative/legal costs if the removal is approved. For further advice, please contact the Highways Searches & Information Unit on 01629 538650.

Derbyshire County Council's (DCC) Flood Risk Management team has not had the opportunity to review DCC surface water model outputs for the proposed site. However, any alteration to the impermeable surface area of the development site may exacerbate surface water flood risk. DCC strongly promote Sustainable Drainage Systems (SuDS) to be incorporated within the design of a

.....  
Signed on Behalf of High Peak Borough Council

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

Tel 0845 129 7777 or 01298 28400

Fax 01457 860290

Minicom 0845 129 48 76

E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk)

Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

drainage strategy for any proposed development, applying the SuDS management train. The applicant is advised to contact the DCC Flood Team should any guidance on the drainage strategy for the proposed development be required. DCC encourages that site surface water drainage is designed in line with the current draft National SuDS Standards, including restricting developed discharge of surface water to greenfield runoff rates making suitable allowances for climate change and urban creep, managing surface water as close to the surface as possible and prioritising infiltration as a means of surface water disposal where possible. Regardless of the site's status as greenfield or brownfield land, DCC encourages that surface water discharge from the developed site should be as close to the greenfield runoff rate as is reasonably practicable. Prior to designing the site surface water drainage, a full ground investigation should be implemented to fully explore the option of ground infiltration to manage the surface water in preference to discharging to a surface water body or public sewer system. DCC also strongly encourage that the developer should take into account designing drainage systems for exceedance working with the natural topography for the site.

#### Informative Note for Applicants/Agents for Developments within Coalfield Standing Advice Areas.

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

#### **Plans**

The plans to which this Notice refers are listed below:

Land Title Plan  
Location Plan  
Block Plan  
Site Plan  
5123/1  
5123/2  
5123/3  
5123/4/B  
5123/5/C  
5123/6/B

**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.

.....  
Signed on Behalf of High Peak Borough Council

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](http://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.

.....  
Signed on Behalf of High Peak Borough Council