

Mr Richard Lowe
Candid Architecture Ltd
44 Napier Road
Stockport
SK4 4HG



High Peak Borough Council

working for our community

Mr Richard Lowe
Candid Architecture Ltd
44 Napier Road
Stockport
SK4 4HG

Mr Malone
4 Portland Place Mottram Road
Stalybridge
SK15 3AD

Application no: HPK/2016/0681

Determined on: 04/04/2017

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

Jubilee Arms Simmondley Lane Simmondley Glossop Derbyshire SK13 6NR

Description of Development:

Proposed demolition of The Jubilee Arms and erection of three 4 bedroom detached dwellings with integral garages and separate vehicle access to each dwelling

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan Rev A, RG196/PL01 Rev B, RG196/PL02, RG196/PL03, RG196/PL04 Rev B, RG196/PL05 A.

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. No development shall commence (including any demolition works) until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the demolition and construction period. The Statement shall provide for the following:

P O Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262





High Peak Borough Council

working for our community

- i. the parking of vehicles of site operatives and visitors, including any temporary access points
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in demolition & constructing the development
- iv. the erection and maintenance of security hoarding (if appropriate)
- v. measures to control the emission of dust, dirt, noise, vibration and light stemming from demolition & during construction
- vi. a scheme for recycling/disposing of waste resulting from demolition and construction works
- vii. hours of construction/demolition
- viii. details of any piling (if required)
- ix. details of temporary highway vehicle and pedestrian routings (if required)
- xi. details of off-highway parking for construction related vehicles (if required)

Reason:- In the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework

4. No development shall commence until details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of residential and visual amenity and to comply with policy EQ6 of the Local Plan and the National Planning Policy Framework.

5. No development shall commence (with the exception of condition 3 and any demolition works) until details of the the new vehicular accesses to Simmondley Lane, including visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, for a distance of 45m in each direction measured along the nearside carriageway edge shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented prior to first occupation of the dwellings hereby approved. The area in advance of the sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

Reason:- In the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

6. No development shall commence (with the exception of condition 3 and any demolition works) until samples of the materials to be used in the construction of external surfaces (walls and roofs) of the dwellings hereby approved, the hard surfaces and the boundary treatments 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 and the approved boundary details shall be installed prior to the first occupation of the development hereby approved.

Reason:- To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policies S1 & EQ6 of the High Peak Local Plan 2016



High Peak Borough Council

working for our community

and the National Planning Policy Framework.

7. No development shall commence (with the exception of condition 3 and any demolition works) until details showing the means to prevent the discharge of surface water from the development site onto the highway have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details, prior to the first occupation of the development hereby approved and shall be retained thereafter and maintained for the intended purpose.

Reason:- In the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

8. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased with five years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species until the Local Planning Authority gives written consent to any variation.

Reason:- To protect the health and amenity of the trees in accordance with Policies EQ2 and EQ9 of the High Peak Local Plan 2016 and paragraph 118 of the National Planning Policy Framework.

9. Trees shall be protected throughout the period of development in accordance with the details submitted with the application, outlined in the tree report prepared by Ross Cannon dated 08/03/2017.

a) All tree felling and pruning works shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998: 2010 - Recommendations for Tree Works.

b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.

c) No fires should be lit within 6m of the furthest extent of the canopy of any tree or tree group to be retained as part of the approved scheme.

d) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

e) No development or other operations shall take place except in complete accordance with the approved protection scheme and Arboricultural Method Statement.

Reason:- To protect the health and amenity of the trees in accordance with Policies





High Peak Borough Council

working for our community

EQ2 and EQ9 of the High Peak Local Plan 2016 and paragraph 118 of the National Planning Policy Framework.

10. None of the dwellings hereby approved shall be first occupied until space has been laid out within the site, in accordance with the approved plans, for parking of 3 No. vehicles within each plot and the associated accesses & turning areas (which enable vehicles to enter and leave the site in a forward gear). These areas shall be retained for their intended purposes at all times thereafter.

Reason:- In the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

11. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 1995 (as amended by The Town and Country Planning (General Permitted Development) Order 2015), or any Order revoking or re-enacting or amending that Order with or without modification, the garages and car parking spaces hereby approved shall be retained for their intended purpose. The garages shall be retained for the parking of vehicles and shall not be converted for any other use without the express permission of the Local Planning Authority.

Reason:- In the interest of highway safety and in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

12. There shall be no gates or other barriers within 0.6m of the nearside highway boundary; if any gates are installed they shall open inwards only.

Reason:- In the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

13. None of the dwellings hereby permitted shall be first occupied until the bin storage areas shown on the approved plans have been made available for their use. Space shall be retained within the plots for the storage of refuse bins at all times thereafter.

Reason:- In the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

14. No windows shall be inserted in the north-eastern facing elevation of the approved dwelling closest to the properties on Simmondley Grove.

Reason: - To protect the amenities of the occupants of properties on Simmondley Grove and to comply with policy EQ6 of the Local Plan and the National Planning Policy Framework.

Informatives

1. Paras 186 & 187 of the NPPF

P.O. Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262





High Peak Borough Council

working for our community

Paras 186 & 187 of the NPPF have been adhered to. The LPA has worked with the application to secure a sustainable form of development.

2. Policies

High Peak Local Plan Adopted April 2016

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

EQ5 - Biodiversity

EQ6 - Design and place making

EQ9 - Trees, woodland and hedgerows

EQ10 - Pollution control and unstable land

EQ11 - Flood risk management

H1 - Location of housing development

H2 - Housing allocations

H3 - New housing development

H4 - Affordable housing

CF3 - Local infrastructure provision

CF4 - Open space, sports and recreation facilities

CF5 - Provision and retention of local community services and facilities

CF6 - Accessibility by public transport

CF7 - Planning obligations and community infrastructure levy

SPD - Residential Design Guide

SPD - Planning Obligations

National Planning Policy Framework

* Ministerial foreword

* Introduction (Inc. Achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development)

* 1 Building a strong, competitive economy

* 4 Promoting sustainable transport

* 6 Delivering a wide choice of high quality homes

7 Requiring good design

* 8 Promoting healthy communities

* 10 Meeting the challenge of climate change, flooding and coastal change

* 11 Conserving and enhancing the natural environment

National Planning Practice Guidance

P O Box 136 Buxton SK17 1AQ

Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76

E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk

Mobile Text No. 078 0000 2262





High Peak Borough Council
working for our community

3. s184

Pursuant to Section 184 of the Highways Act 1990, prior notification shall be given to the Department for Economy, Transport & Community, Derbyshire County Council, at County Hall, Matlock, regarding access works within the highway - tel 01629 533190.

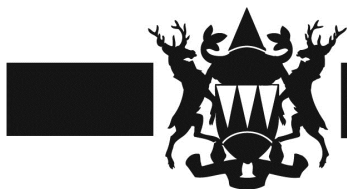
4. Driveway surfaces

The Highway Authority recommends that the first 6m of the access driveways should not be surfaced with a loose material. In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users the Highway Authority reserves the right to take any necessary action against the landowner.

X *J Colley*

Signed by: Jane Colley

On behalf of High Peak Borough Council



NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section.
2. 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 at Derbyshire County Council.
3. 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.
4. 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.
5. 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.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must



High Peak Borough Council

working for our community

do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.