

Mr Andy Woodward
Equestrian Design
5 Wasley Close
Warrington
WA2 0DH



High Peak Borough Council

working for our community

Mr Andy Woodward
Equestrian Design
5 Wasley Close
Warrington
WA2 0DH

Mr Cliffe
Goyt View Farm Lower Hague
High Peak
Derbyshire
SK22 3AP

Application no: HPK/2018/0051

Determined on: 28th March 2018

**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:

Goyt View Farm Lower Hague New Mills Derbyshire SK22 3AP

Description of Development:

Change of use of an existing agricultural barn to part equestrian/part agricultural and the provision of a new 20m x 40m horse riding arena

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:

275616
2720616
2710616
2740616
2730616
CH410064

Reason:- For the avoidance of doubt and in the interests of proper planning, in





High Peak Borough Council

working for our community

accordance with the National Planning Policy Framework.

3. The materials to be used for the construction of the approved manege surface, land cut and fill and associated fence shall be as specified in the application.

Reason:- To ensure that the external appearance of the development is appropriate to its surroundings in accordance with Policies S1, EQ3, EQ4 and EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

4. Should the building cease to be used for agricultural and equine purposes it shall be removed from the site and the ground restored to agricultural land, in accordance with landscaping details to be submitted to and approved in writing by the Local Planning Authority. Should the manege cease to be used for the approved purposes the land shall be returned to its current state, in accordance with landscaping details to be submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of retaining the openness and permanence of the green belt and the visual amenity of the countryside and to accord with Local Plan policies S1, EQ3, EQ4 and EQ6 and the NPPF.

5. The approved facilities shall remain private and ancillary to the occupants of Goyt View Farm and shall not be occupied, sub-let or sold separately. They shall not be used as for any commerical purposes, livery stables or riding school and no gymkhanas shall be held on the land

gym Reason: - In the interests of retaining the openness and permanence of the green belt, the visual amenity of the countryside and highway safety and to accord with Local Plan policies S1, EQ3, EQ4, EQ6 and CF6 and the NPPF.

6. Prior to commencement of the development hereby approved details of the track to be installed between the building and the manege shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented and retained thereafter.

Reason:- In the interests of retaining the openness and permanence of the green belt and the visual amenity of the countryside and to accord with Local Plan policies S1, EQ3, EQ4 and EQ6 and the NPPF.

Informatives

1. The LPA has secured a sustainable form of development and paras 186 & 817 of the NPPF have been adhered to.
2. The applicant's attention is drawn to the comments submitted by Cadent Gas, available on the application file on the Council's website at :-





High Peak Borough Council

working for our community

<http://planning.highpeak.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=22028>

The comments by Cadent Gas indicate that the applicant shall contact Cadent's Plant Protection Team prior to commencement of development.

X *B.J. Haywood*

Signed by: Ben Haywood

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.