



High Peak Borough Council
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Miss Abigail Kos
Smith And Love Planning Consultants
Rational House 32 Winckley Square
Preston
PR1 3JJ

Mr Alan Staley
Keepmoat Homes Ltd
C/O agent

Application no: NMA/2021/0005

Determined on: 26/03/2021

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Foxlow Farm Harpur Hill Road Harpur Hill Buxton Derbyshire SK17 9LE

Description of Proposal:

Non Material Amendment to planning permission ref. HPK/2017/0590 to amend boundary treatment details including provision of natural drystone boundary wall at site entrance in relation to Condition 08 and refer to Harpur Hill Road in relation to Condition 21.

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment for the above development in accordance with the application validated by the Local Planning Authority on 22/02/2021 and plans accompanying the application as detailed below.

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application ref. HPK/2017/0590 and that any conditions attached to that permission still apply.

Condition 08

All hard and soft (hedgerow) boundary treatments shall be carried out in accordance with the approved details shown on drawing refs:

- L(90)900 Landscape Plan Section A Rev F
- L(90)901 Landscape Plan Section B Rev F
- L(90)902 Landscape Plan Section C Rev F
- L(90)903 Landscape Plan Section D Rev F
- L(90)904 Landscape Plan Section E Rev H
- L(90)905 Landscape Plan Hedgerow Detail Rev E
- 53016 D171 Rev M Boundary Details
- 53016-DSWP1 Rev B Drystone Walling Elevation





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The boundary treatment scheme shall be implemented in accordance with the approved details prior to the occupation of the dwelling to which it relates and shall be maintained for those purposes at all times thereafter in accordance with the approved Landscape and Habitat Enhancement & Maintenance Plan 'Site Wide & Public Open Space' as per Condition.

Reason:- To ensure appropriate landscaping for the site in the interests of achieving high quality design which responds positively to its environment, in accordance with Policies EQ2 EQ6 and EQ7 of the Adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

Condition 21

There shall be no general vehicular access permitted under this application to Harpur Hill Road to or from the development site, other than a route for emergency vehicles, cycles and pedestrians only in accordance with a scheme, including a timetable for implementation, to be submitted to and approved in writing by the Local Planning Authority before the preparation of ground levels. The approved scheme shall be undertaken and completed in accordance with the agreed timetable and shall thereafter be retained as such at all times.

Reason:- To ensure that adequate provision is made for parking within the site in the interests of highway safety, in accordance with Policy CF6 of the Adopted High Peak Local Plan 2016 and the National Planning Policy Framework.

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application ref. HPK/2017/0590 and that any conditions attached to that permission still apply

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council





NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.
2. The application is approved 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.
3. This application is approved and may be subject to conditions from the original decision notice. 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. Any other conditions on this approval 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.