



High Peak Borough Council

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Mr Race
Highwood Farm Mellor Road
New Mills
High Peak
SK22 4QP

Application no: DET/2023/0002

Determined on: 27/04/2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

PRIOR APPROVAL REQUIRED AND APPROVED

**Change of use from existing agricultural barn to a dwellinghouse
at Highwood Farm Mellor Road New Mills**

in accordance with the submitted application, details and accompanying plans:
Location Plan Rev A; MC-6AA; MC-7A; MC-8A; MC-9A; MC-10A; MC-11AA; MC12-A, subject to the following conditions:

1. The development hereby approved under Class Q(a) and Class Q(b) must be completed with a period of 3 years from the date of decision

Reason:- To comply with Q.2(3) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended

2. The development shall be carried out in accordance with the following approved plans: Location Plan Rev A; MC-6AA; MC-7A; MC-8A; MC-9A; MC-10A; MC-11AA; MC12-A
3. For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework
4. The curtilage of the dwelling permitted shall consist solely of the area outlined in red on the approved Location Plan and revised Block Plan. The curtilage shall not extend beyond this area.

Reason:- To enable the Local Planning Authority to control the development in





detail and to ensure the development does not have a harmful environmental effect

5. If during development any contamination or evidence of likely contamination is identified that has not previously been identified or considered, then the applicant shall submit a written scheme to identify and control that contamination. This shall include a phased risk assessment carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA, and appropriate remediation proposals, and shall be submitted to the Local Planning Authority without delay. The approved remediation scheme shall be implemented to the satisfaction of the Local Planning Authority.

Reason:- In the interests of public amenity in accordance with Local Plan Policy EQ10 and relevant paragraphs under Chapter 15 of the NPPF.

6. Any construction works associated with the development hereby approved shall be carried out strictly within the following timescales:
 - 07:30 – 18:00 Monday – Friday
 - 08:30 – 14:00 Saturdays
 - No working on Sundays or Bank Holidays

Reason:- In the interests of public amenity in accordance with Local Plan Policy EQ10 and relevant paragraphs under Chapter 15 of the NPPF.

7. Prior to the installation of any external lighting fixtures a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall provide details of chosen luminaries, their locations and any mitigating features such as dimmers, PJR sensors and timers. The development shall be carried out in accordance with the approved details and retained for the lifetime of the development.

Reason:- In the interests of preserving ecological assets and protected species in accordance with relevant paragraphs under Chapter 15 of the NPPF

8. Prior to any works to the exterior of the building taking place, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall make provision for a minimum of 1no. external Bird Box and 1no. external Bat Box. Photographs shall be provided of these boxes prior to the first occupation of the approved dwellinghouse and submitted to the Local Planning Authority. The development shall be carried out in accordance with the approved details which shall be retained for the lifetime of the development.



Reason:- In the interests of preserving ecological assets and protected species in accordance with relevant paragraphs under Chapter 15 of the NPPF

9. Prior to the installation of any windows, doors or roof lights, full details including materials, colour and position within the opening shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual character of the building and the wider landscape, in accordance with Policy EQ3 of the High Peak Local Plan and the National Planning Policy Framework.

10. Prior to the occupation of the development hereby approved details of the method of light serving bedroom 4 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with the approved details.

Reason:- In the interests of residential amenity in accordance with Local Plan Policy EQ6 and the NPPF.

11. Prior to the occupation of the development hereby approved, the car parking and turning areas shall be laid out in accordance with the approved plans and shall thereafter be retained for the lifetime of the development.

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

12. Prior to the first occupation of the development hereby approved, the entire site frontage shall be cleared, and maintained thereafter, clear of any obstruction exceeding 1m in height (0.6m in the case of vegetation) relative to the road level for a distance of 2.4m into the site from the nearside carriageway edge in accordance with the approved plans in order to maximise the visibility available to drivers emerging onto the highway.

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



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X *J. Colley*

Signed by: Jane Colley Signature

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 DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel: [0333 880 2000](tel:03338802000).
1. 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.
2. 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. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.highpeak.gov.uk 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.
3. 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.
4. 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.
5. 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.
6. 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 do so within 12 weeks of the date of this notice.
7. If this is a decision to refuse planning permission for a minor commercial application, and you



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want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

8. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
9. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
10. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.
11. 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.