

Mr G Swann
LK2 Architects Ltd
Studio One Deepdale Enterprise Park
Lincoln
Lincolnshire
LN2 2LL



High Peak Borough Council

working for our community

Mr G Swann
LK2 Architects Ltd
Studio One Deepdale Enterprise Park
Lincoln
Lincolnshire
LN2 2LL

Mr Rowlinson
Cemetery Road
Glossop
SK13 7QG

Application no: HPK/2023/0045

Determined on: 05/05/2023

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:

Glossop North End Community Club Cemetery Road Glossop Derbyshire SK13 7QG

Description of Development:

Variation of Condition 14 in relation to HPK/2020/0531 to be amended in order to allow operations to take place on site away from the approved new access point.

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 approved shall be carried out in accordance with the following approved plans:

- Site Location Plan (Ref: 000 Rev A00)
- Proposed Site Layout (Ref: 004 Rev A11)
- Clubhouse Floor Layout (Ref: 005 Rev A04)
- Access Road Visibility Splays (Ref: 007 Rev A03)
- Clubhouse Elevations (Ref: 008 Rev A04)
- Sections Elevations (Ref: 010 Rev A01)
- Proposed Site Sections (Ref: 011 Rev A01)
- Car Parking Layout (Ref: 012 Rev A00)
- Proposed AGP Plan
- Proposed AGP Floodlights
- Proposed AGP Elevations
- Proposed AGP Fixed Equipment Elevations
- Proposed AGP Surface Water Drainage Plan





High Peak Borough Council

working for our community

- Proposed Pitch Arrangement

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

2. The development shall be constructed and finished in accordance with the materials and finishes set out within the Materials Schedule (Rev 01) Document submitted and approved as part of DOC/2021/0052

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

3. The development shall be carried out in accordance with the following documents in respect of foul water, surface water drainage and land drainage approved under DOC/2021/0052:

- Drainage General Arrangement Sheet 1 (DR-101 Rev C2)
- Drainage General Arrangement Sheet 2 (DR-102 Rev C2)
- External Works Section and Details (EXT-102 Rev C1)
- Drainage Details Sheets 1-4 (DR01 to D04)
- External Works Proposed Site Plan (EXT-101 Rev C1)
- Proposed AGP Surface Water Drainage Plan (Rev-02)

Reason:- To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system

4. The Artificial Grass Pitch (AGP) hereby approved shall be constructed in accordance with the submitted details, and in line with guidance and standards set out in Artificial Surfaces for Outdoor Sport, Sport England 2012 and the Football Association (FA) Guide to 3G Football Turf Pitch Design Principles and Layouts 2013

Reason:- To ensure that the development is fit for purpose, is sustainable, and delivers benefits to sport in line with Development Plan Policy

5. The development hereby approved shall at all times operate in strict accordance with the 'Community Use Agreement' dated May 2021 that was submitted and approved by the Local Planning Authority under DOC/2021/0052.

Reason:- To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy.

6. The development hereby approved shall be carried out in strict accordance with the Assessment Report prepared by the Grounds Management Association dated 7th April 2021

Reasons:- To ensure that any ground condition constraints are mitigated in order to provide





an adequate quality playing field

7. Floodlighting shall be operated and maintained in accordance with BS EN 12193:2007 Light and Lighting – Sports Lighting, and the Institution of Lighting Professionals, Guidance Notes for the Reduction of Obtrusive Light GN01:2011, for Environment Zone E2.

Reason:- In the interests of minimizing light pollution and any impacts on public and residential amenity

8. The use of the floodlights hereby approved shall be restricted to 08:00 – 21:10 on any given day for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority

Reason:- In the interests of preserving the residential amenity of neighbouring properties in accordance with Policies EQ6 and EQ10 of the Local Plan

9. The use of the clubhouse hereby approved shall be restricted to 08:00 – 22:00 Sundays and Thursdays and 08:00 – 00:00 Fridays and Saturdays, for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority

Reason:- In the interests of public and residential amenity

10. All fencing and rebound panels surrounding each pitch hereby approved shall include anti-rattle clips or spacers between the mesh and post to reduce the noise impacts from ball striking

Reason:- In the interests of residential amenity

11. The development hereby approved shall be carried out in accordance with the Soft Landscaping Scheme (Ref: A-10-0010 Rev A00) and Planting Plan, that was submitted and approved by the Local Planning Authority under DOC/2021/0052 and shall be retained for the lifetime of the development. All planting, seeding, or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings 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 landscaping scheme die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason:- In the interests of minimizing the landscape and visual impact on the

Reason:- In the interests of minimizing the landscape and visual impact on the scheme and in the interest of residential amenity from neighbouring properties.

12. The development hereby approved shall be carried out in accordance with the Ecological Enhancement Scheme contained within the Soft Landscaping Scheme (ref: A-10-0010 Rev A00) approved by the Local Planning Authority under DOC/2021/0052



and shall be retained for the lifetime of the development.

Reason:- In the interests of providing a net gain in biodiversity on site in accordance with Policy EQ5 of the Local Plan

13. Prior to the approved development first coming into use, a new vehicular access shall be created to Cemetery Road in accordance with the revised application drawing (Ref: 007 Rev A03) laid out, constructed in a hard bound material and provided with 2.4m x 103m visibility splays in both directions, the area in advance of the sightlines being maintained throughout the lifetime of the development clear 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 line with Policy CF6 of the Local Plan and paragraph 110 of the NPPF

14. The development hereby approved shall be carried out in accordance with the 'Contractors Site Compound Construction Layout Plan' that was submitted and approved by the Local Planning Authority under DOC/2021/0052.

Reason:- In the interests of highway safety in line with Policy CF6 of the Local Plan and paragraph 110 of the NPPF

15. During the construction period of development, vehicle wheel washing facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.

Reason:- In the interests of highway safety in line with Policy CF6 of the Local Plan and paragraph 110 of the NPPF

16. Within 28 days of the first use of the facilities hereby permitted, the existing vehicular access to Cemetery Road shall be permanently closed with a physical barrier and the existing vehicle crossover reinstated as footway in a manner to be agreed in writing by the Local Planning Authority.

Reason:- In the interests of highway safety in line with Policy CF6 of the Local Plan and paragraph 110 of the NPPF

17. There shall be no gates or other barriers within 6 metres of the nearside highway boundary and any gates shall open inward only

Reason:- In the interests of highway safety in line with Policy CF6 of the Local Plan and paragraph 110 of the NPPF

Informative

1. The Local Planning Authority has where necessary worked in a positive and proactive



High Peak Borough Council

working for our community

manner with the applicant to overcome and outstanding planning issues to achieve a sustainable form of development as required by the National Planning Policy Framework.

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, as per your website..
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 do so within 12 weeks of the date of this notice. All other types of development





High Peak Borough Council

working for our community

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.

