

Mr Chris Pickup
CPA-Designs
9 Compton Road
Buxton
SK17 9DN



High Peak Borough Council
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9 Compton Road
Buxton
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Mr Brett McLellan
Kuranda House
Forge Road
Whaley Bridge
Derbyshire
SK23 7HY

Application no: HPK/2022/0385

Determined on: 29/09/2023

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:

Kuranda House, Forge Road, Whaley Bridge, Derbyshire, SK23 7HY

Description of Development:

Conversion of part of the existing Kuranda House offices into 2 no., 2 bedroom apartments

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:

Site Location Plan

Existing Elevations Drawing No. EX(20)01 Rev 1

Proposed Elevations Drawing No. EL(20)01 Rev 1

Existing Floor Plans Drawing No. EX(20)02

Proposed Floor Plans Drawing No. PL(20)01 Rev 1

Existing Site Plan Drawing No. SP(90)02 Rev 1

Proposed Site Plan Drawing No. SP(90)03 Rev 3

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





with the National Planning Policy Framework.

3. All windows in the first floor of the west facing elevation of the extension hereby permitted shall be fitted with obscure glass. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or equivalent. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re-enacted) this/these window(s) shall not be re-glazed with any transparent materials or enlarged or otherwise altered, nor shall any additional door, window or other opening be formed in that elevation unless a further planning permission has first been granted on application to the Local Planning Authority.

Reason: In the interests of the privacy of occupiers of neighbouring property in accordance with Local Plan policy EQ6

4. Within 3 months of the date of this decision a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage must include details to prevent surface water running on to the highway and the scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly. The development shall be completed in accordance with the approved details.

Reason:- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

5. Foul and surface water shall be drained on separate systems.

Reason:- To secure proper drainage and to manage the risk of flooding and pollution.

6. Prior to the first occupation of the development hereby approved, a scheme for all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the positions, design, materials and type of boundary treatment to be erected. The approved scheme of boundary treatment shall be completed before the dwellings hereby permitted are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason:- In the interest of residential amenity, in accordance with Policies S1 and EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

7. No dwelling shall be occupied until areas for vehicle parking, turning and manoeuvring have been laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and these areas shall be retained thereafter as required for that specific dwelling.

Reason:- To ensure that adequate car parking is provided, in accordance with the Councils



car parking standards as set out in Appendix 1 of the High Peak Local Plan 2016.

8. No part of the development shall be occupied until details of arrangements for storage of bins and collection of waste have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to the first occupation of the development and retained for their designated purposes at all times thereafter.

Reason:- In the interests of visual amenity and highway safety in accordance with Policy EQ6 and CF6 of the High Peak Local Plan 2016.

9. Within 3 months of the date of this decision a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include: (a) indications of all existing trees and hedgerows on the land; (b) details of any to be retained, together with measures for their protection in the course of development; (c) all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works; (d) finished levels and contours; (e) means of enclosure; (f) car park layouts; (g) other vehicle and pedestrian access and circulation areas; (h) hard surfacing materials;

Reason:- To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, in the interests of visual amenity, in accordance with Policies S1 and EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

10. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason:- To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features, in the interests of visual amenity, in accordance with Policies S1 and EQ6 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

11. Prior to the first occupation of the development a scheme of noise insulation between the two dwellings hereby permitted shall be installed in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interest of amenity in accordance with Local Plan policy EQ6

12. No construction/demolition work at the site shall take place outside the following hours:- (i) 07:00 hours to 19:00 hours Mondays to Fridays. (ii) 08:00 hours to 13:00 hours on Saturdays.



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(iii) At any time on Sundays or Public Holidays except by agreement with the Local Planning Authority. (iv) All deliveries to the site shall be limited to within the above hours. Any equipment which needs to be operated outside the hours specified above shall be acoustically screened in accordance with a scheme to be agreed in writing with the Local Planning Authority.

Reason:- In order that the amenities enjoyed by the occupants of the adjacent dwellings shall not be injured, in accordance with Policy EQ6 of the High Peak Local Plan Policies 2016 and Paragraph 17 of the National Planning Policy Framework.

13. Within 3 months of the date of the decision the proposed arrangements for future management and maintenance of the proposed shared private driveway within the development shall be submitted to and approved in writing by the Local Planning Authority. The driveway shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

Reason:- To secure appropriate management of the condition of the highway, 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. There shall be no gates or other barriers installed across the proposed shared private access driveway.

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

Informative

1. The Local Planning Authority has where necessary worked in a positive and proactive manner with the applicant to address and overcome all outstanding planning issues to achieve sustainable development as required by paragraph 38 of the NPPF.
2. Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy Transport & Environment at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available by email highways.hub@derbyshire.gov.uk, telephone Call Derbyshire on 01629 533190 or via the http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp. b. The Highway Authority recommends that the first 6m of the proposed access driveway should not be surfaced with a loose material (i.e. unbound chippings or gravel etc.). In the event that loose material is transferred to the highway and is regarded as a hazard or nuisance to highway users the Authority reserves the right to take any necessary action against the landowner
3. Pursuant to Section 278 of the Highways Act 1980 and the provisions of the Traffic





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Management Act 2004, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained from the Executive Director of Economy Transport and Environment at County Hall, Matlock (tel: 01629 538658). The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 278 Agreement. NB a S278 Agreement will only be required in the event of more extensive Works being required within the highway in order to achieve the requisite exit visibility sightlines.

4. Car parking spaces should measure 2.4m x 5.5m (2.4m x 6.0m where parallel to the driveway) with an additional 0.5m of width to any side adjacent to a physical barrier e.g. fence, hedge, wall, etc., and adequate space behind each space for manoeuvring.
5. Under the provisions of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004, all works that involve breaking up, resurfacing and / or reducing the width of the carriageway require a notice to be submitted to Derbyshire County Council for Highway, Developer and Street Works. Works that involve road closures and / or are for a duration of more than 11 days require a three months notice. Developer's Works will generally require a three months notice. Developers and Utilities (for associated services) should prepare programmes for all works that are required for the development by all parties such that these can be approved through the coordination, noticing and licensing processes. This will require utilities and developers to work to agreed programmes and booked slots for each part of the works. Developers considering all scales of development are advised to enter into dialogue with Derbyshire County Council's Highway Noticing Section at the earliest stage possible and this includes prior to final planning consents.

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





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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.

