



High Peak Borough Council

working for our community

Mr Thompson
Fern Farm Fern Road
Buxton
Derbyshire
SK17 9NP

Application no: DET/2024/0009

Determined on: 4th April 2024

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

PRIOR APPROVAL NOT REQUIRED

High Peak Borough Council hereby provides notification that the prior approval of the Local Planning Authority is not required as to the siting and appearance of the development described below.

**Proposed Steel Framed PVC agricultural storage/maintenance building at
Fern Farm, Fern Road, Buxton**

The development must, except to the extent the Council otherwise agrees in writing, be carried out in exact accordance with the details shown and specified on the application form; the red edged Location Plan, Proposed Site Plan and Proposed Floor Plan and Elevations that were submitted with the application; and, all other conditions relevant to Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO).

Informative

The building hereby approved shall be used solely for purposes relating to agriculture and for no other purposes whatsoever (including equestrian use) as it was approved the basis of the building's compliance with Class A, Part 6, Schedule 2 of the GPDO. Any alternative, non-agricultural uses of the building will require planning permission from the Local Planning Authority and may be subject to enforcement action if such approval is not obtained.





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X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council



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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.
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. 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.
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.