

Mr Matt Hewitt
Time Architects
226 - 228 Holme Lane
Sheffield
S64JZ



High Peak Borough Council

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Mr Richards
126 George House Buxton Road
Furness Vale
Derbyshire
SK23 7PF

Application no: HPK/2023/0505

Determined on: 23rd July 2024

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:

126 George House Buxton Road Furness Vale Derbyshire SK23 7PF

Description of Development:

Demolition of existing Garages and workshop facilities to create 3x terraced houses with residential accommodation over 3 floors.

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: 100; 201; 202; 203; 205; 206; 207

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

3. Prior to any works to the approved dwellinghouses above foundation level, a Materials Schedule which includes detailed specifications of all facing materials (walls, tiles, fenestration, rainwater goods) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.





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Reason:- In the interests of achieving a high quality design in accordance with Local Plan Policy EQ6, High Peak Residential Design Guide SPD (2005), Design Guide SPD (2018) and relevant paragraphs under Chapter 12 of the NPPF

4. Prior to any works to the approved dwellinghouses above foundation level, a scheme showing full details of all boundary treatment, including materials, height and colour shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- In the interests of preserving the amenity of future occupiers of the approved dwellinghouses and the amenity of existing neighbouring properties, in line with Local Plan Policy EQ6, the Residential Design Guide SPD (2005) and relevant paragraphs under Chapter 12 of the NPPF

5. All construction and demolition activities on site shall be restricted to the following times unless otherwise agreed in writing by the Local Planning Authority:
 - 07:30 - 18:00 Monday to Friday
 - 08:30 - 14:00 Saturday
 - No working permitted on Sundays or Bank Holidays

Reason:- In the interest of preserving public and residential amenity in accordance with Local Plan Policies EQ6 and EQ10 and relevant paragraphs under Chapter 15 of the NPPF

6. If during development any contamination or evidence of likely contamination is identified that has not previously identified or considered, then a written scheme to identify and control that contamination shall be submitted to and approved in writing by the Local Planning Authority. This shall include a phased risk assessment carried out in accordance with the procedural guidance of the Environmental Protection Act 1990, and appropriate remediation proposals. The approved remediation scheme shall be implemented to the satisfaction of the Local Planning Authority prior to the first occupation of the development

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

7. Every residential dwellinghouse hereby approved shall at all times be limited to a maximum number of permanent occupiers of 2 no. people for the lifetime of the development.

Reason:- In the interests of providing a high standard of amenity for all future occupiers of residential properties in accordance with Local Plan Policy H3

8. No development shall commence until drawings of the highway improvements (site access) works which comprises the extension of existing dropped vehicle crossing to Buxton Road, has been submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied until those works have been constructed in accordance with approved details.





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Reason:- In The interests of highway safety in accordance with LP Policy CF6 and paragraph 114 of the NPPF

9. No individual dwellinghouses hereby approved shall not be occupied until sheltered, secure and accessible cycle storage has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority. The storage area shall be maintained for this purpose thereafter.

Reason:- In The interests of highway safety in accordance with LP Policy CF6 and paragraph 114 of the NPPF

10. No development shall commence until a Demolition Management Plan/Demolition Method Statement has been submitted to and agreed in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition period. The plan/statement shall provide for: i. parking of vehicles for site operatives and visitors; ii. storage of plant and materials and site accommodation; iii. details/method of demolition of buildings on site; iv. method of prevention of mud/debris being carried onto the public highway; v. proposed temporary traffic management/restrictions; vi. Arrangements for loading/unloading and turning vehicles within the site; vii. roadside fencing/hoarding.

Reason:- In The interests of highway safety in accordance with LP Policy CF6 and paragraph 114 of the NPPF

11. No development shall commence until details of a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plans shall be adhered to throughout the demolition/construction period. The plan/statement shall include but not restricted to:
 - Parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - Any temporary access to the site;
 - Locations for loading/unloading and storage of plant, waste and construction materials;
 - Method of preventing mud and dust being carried onto the highway;
 - Arrangements to receive abnormal loads or unusually large vehicles;
 - Highway Condition survey;
 - Method of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses

Reason:- In The interests of highway safety in accordance with LP Policy CF6 and paragraph 114 of the NPPF

12. Prior to the first occupation of the development bin storage shall be provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include locations and elevational details as well as details of collection arrangements. The bin stores shall have a masonry finish to





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match the proposed dwellings and shall not be finished in timber boarding.

Reason:- In the interests of achieving a high quality design in accordance with Local Plan Policy EQ6, High Peak Residential Design Guide SPD (2005), Design Guide SPD (2018) and relevant paragraphs under Chapter 12 of the NPPF

Informative

1. The Local Planning Authority have worked in a positive and proactive manner with the applicant to address all outstanding planning issues in order to achieve a sustainable form of development, as required by the National Planning Policy Framework.

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 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. **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.

