

Amy Hubble
High Peak Architects Ltd
Wharf House Wharf Road
Whaley Bridge
United Kingdom
SK23 7AD



High Peak Borough Council
working for our community

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Rev Sandow
Town End Methodist Church Market
Street
Chapel-en-le-frith
Derbyshire
SK23 0JD

Application no: HPK/2024/0090

Determined on: 16/09/2024

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:

Town End Methodist Church Market Street Chapel-En-Le-Frith Derbyshire SK23 0JD

Description of Development:

Change of use of the rear, ancillary, part of Town End Methodist Church into a holiday let.

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: Dwg Nos. 1883.PL01 Location Plan, 1883.PL02A Site Plan, 1883.PL06 Proposed Ground Floor Plan, 1883.PL07 Proposed First Floor Plan and 1883.PL08 Proposed Elevations Plan.

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

3. Notwithstanding the submitted plans the two sanctuary doors are to be retained and the existing external doors are to be retained in situ and repainted.





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

4. Notwithstanding the submitted plans the secondary glazing to the wheel window shall be omitted.

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

5. The holiday let hereby approved shall be used for short stay holiday accommodation not exceeding four weeks at any one time and for no other purpose including any purpose in Class C3 (dwelling houses). The unit shall not be occupied at any time as a permanent or main residence. No person who has occupied the unit shall occupy the unit again at any time within six months of the day of the last occupation of the unit. A register of occupants shall be maintained at all times for inspection upon request by the Local Planning Authority.

Reason:- To enable the Council to exercise control over future developments at the site, in accordance with Policies EQ6 and H3 of the High Peak Local Plan.

6. The car parking spaces and cycle parking storage shown on drawing 1883.PL02A Site Plan shall be provided prior to the first occupation of the holiday let and shall thereafter be retained for use at all times.

Reason:- In the interests of highway safety and to comply with Policy CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.
2. This planning permission relates to the proposed change of use to holiday let accommodation. A separate listed building consent application has been approved under the Ecclesiastical Exemption (Listed Buildings and Conservation Areas) (England) Order 2010 which imposes conditions relating to detailing which need further formal approval.
3. Derbyshire County Council advise the following comments in relation to the adjacent footpath:
 - The footpath must remain open, unobstructed and on its legal alignment.
 - There should be no disturbance to the path surface without prior authorisation from the Rights of Way Section.
 - Consideration should be given to the safety of members of the public using the path during and after the works. A temporary closure of paths will be permitted on application to DCC where the path remains unaffected on completion of the development.





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- There should be no encroachment of the path, and no fencing should be installed without consulting the Rights of Way section.

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).
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





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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 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.

