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Mr Mcaree
Windy Harbour Caravan Site Woodhead
Road
Glossop
Derbyshire
SK13 7QE

Application no: HPK/2023/0533

Determined on: 21/01/2025

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:

Windy Harbour Caravan Site Woodhead Road Glossop Derbyshire SK13 7QE

Description of Development:

Addition of one static caravan to replace an existing timber shed

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: Proposed Location Plan dated 1/12/2024, Proposed Site Plan dated 1/12/2024, Proposed Plans and Elevations dated 25/04/2023 and Street Scene Elevations

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

3. Prior to installation of the approved static caravan to the site and notwithstanding the plans hereby approved, details of the exterior walls including material and colour shall be submitted to and agreed in writing by the Local Planning Authority. The





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development shall be implemented and retained in accordance with the approved details.

Reason:- In the interests of good design and preserving the character and appearance of the site and wider rural landscape.

4. The static caravan hereby approved and any associated vehicle movements shall utilise the northern access to the caravan site as depicted on the approved Site Plan, and shall not at any time utilise the southern access.

Reason:- In the interests of highway safety

5. Prior to installation of any lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. The strategy shall include details of the chosen luminaries, their locations, and any mitigating features such as dimmers, PIR sensors, and timers. Dependent on the scale of the proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. The strategy shall be prepared having regard to guidance found under Guidance Note 08/23 – Bats and Artificial Lighting at Night (BCT and ILP, 2023). The development shall be carried out and retained in accordance with the approved details.

Reason:- In the interests of preserving protected species

6. Prior to the static caravan being installed on the site, a Biodiversity Enhancement Scheme that includes the following shall be implemented:
 - 2 x External Universal Bat Boxes to be installed on mature trees within the site
 - 2 x External Bat Boxes to be installed on mature trees within the site

Evidence that these measures have been implemented comprising the technical specifications of the specific bird and bat boxes installed, a plan showing their location, and photographs of each box in situ shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be retained for the lifetime of the development.

7. Prior to the static caravan being installed on the site, an Arboricultural Method Statement for the protection of existing trees and hedgerows during the installation/construction period, and details specified below shall be submitted to and approved in writing by the Local Planning Authority. All protection measures shall be installed during the development works including all demolition/site clearance works. Details shall include the following:
 - Full survey of all trees on site and those within influencing distance on adjacent sites in accordance with BS5837. All trees must be plotted on a site plan, clearly and accurately depicting trunk locations, root protection areas and canopy spreads
 - A plan (minimum of 1:200 scale) detailing all trees and hedgerows planned for





retention and removal

- A schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS:3998.
- Timing of works
- Site specific demolition and hard surface removal specifications
- Access arrangements and car parking
- Level changes
- Landscaping proposals
- A Tree Protection Plan (minimum of 1:200 scale) in accordance with BS5837 detailing all methods of protection, including (but not restricted) to: all locations of construction exclusion zones, root protection area, fit of purpose fencing and ground protection services routes, works access space, material/machinery/waste storage and permanent and temporary hard surfaces

All tree protection methods detailed in the approved Arboricultural Method Statement shall not be moved or removed, temporarily or otherwise, until all works including all external works have been completed and all equipment, machinery and surplus materials have been removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained. The approved landscaping works shall be completed prior to the first occupation of the development hereby approved or in accordance with a timetable to be agreed in writing by the Local Planning Authority.

Reason:- To ensure appropriate tree protection for all trees and hedgerows on site

8. The static caravan hereby approved shall be used solely as the residence for the owners/managers of the Windy Harbour caravan site and shall not be sold or sub-let to any other persons for the lifetime of the development.

Reason:- In the interests of controlling the intensification of the caravan site and in the interests of protecting the green belt.

Informative

1. The Local Planning Authority has worked in a positive and proactive manner to address all outstanding planning issues to achieve a sustainable form of development





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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.
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.

