



BOROUGH OF HIGH PEAK

MUNICIPAL BUILDINGS, GLOSSOP, DERBYSHIRE SK13 8AF
Telephone GLOSSOP 0457 854361

Leslie Coffey B.Sc., Dip.T.P., M.R.T.P.I.
Director of Housing and Planning

TOWN AND COUNTRY PLANNING ACT 1970

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

NOTICE OF OUTLINE PERMISSION FOR DEVELOPMENT

TO MR W H BARRATT & MRS S V BARRATT
C/O JOHN F LOMAS
ROTHBURY
CHAPEL ROAD
HAYFIELD
STOCKPORT CHESHIRE

APPLICATION NO	030011
DATE REGISTERED	29 OCT 1990
EXPIRATION DATE	26 JUL 1991

The Council of the Borough of High Peak in pursuance of powers under the above mentioned Act and Orders hereby PERMIT

HOLIDAY ACCOMMODATION COMPRISING 14 UNITS, SITE MANAGERS LIVING ACCOMMODATION AND TWO DETACHED DWELLINGS AT COMBS ROAD (LAND ADJ. COMBS RESERVOIR) CHAPEL EN LE FRITH

in accordance with the accompanying plans, subject to the conditions specified below:

1. (a) In the case of any reserved matter application for approval must be made not later than the expiration of three years beginning with the date on which this permission is granted; and

(b) The development to which this permission relates must be begun not later than whichever is the later of the following dates:
 - (I) the expiration of five years from the date on which this permission is granted; or
 - (II) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.
- 2 The development hereby permitted shall be for a maximum of fourteen units of holiday accommodation, site manager's living accommodation and two detached dwellings.
- 3 Before the development is commenced exact details of the proposed vehicular and pedestrian access shall be submitted to and approved, in writing, by the Local Planning Authority, and none of the buildings shall be first occupied until the base course wearing level of the access has been constructed.
- 4 The access shall have minimum 10.7m kerb radii and visibility sight lines of 6m x 100m to the north-west over the land edged blue on the submitted plan and that part of a sight line of the same dimensions falling within the site to the south-east shall be cleared and maintained free of obstructions exceeding a height of

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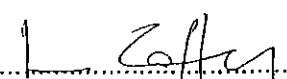
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- 1.0m. The access road gradient shall have a gradient no steeper than 1 in 15 for 6.0m back from the highway.
- 5 There shall be no direct access, either vehicular or pedestrian, between the site and Manchester Road.
 - 6 There shall be no direct access, either vehicular or pedestrian, from the site to the adjacent land to the south outlined in blue on the submitted plan.
 - 7 A minimum of one car parking space per holiday unit, and two spaces for the manager's accommodation, shall be provided in accordance with a scheme to be submitted to and approved, in writing, by the Local Planning Authority before the development is commenced. They shall be provided before any of the holiday units are first occupied. The detached houses shall have a minimum of two spaces per dwelling within their curtilages. Facilities for service and delivery vehicles, including on site turning space, shall be provided within the curtilage of the site before any of the units are first occupied.
 - 8 A minimum number of seven units of the holiday accommodation and the site manager's living accommodation, shall be constructed, fully completed and available for occupation, before the construction of the detached houses is commenced.
 - 9 Details of all means of drainage within and from the site shall be submitted to and approved in writing by the Local Planning Authority before development commences, and shall be constructed in accordance with the approved details before the development is first occupied.
 - 10 The materials of external construction shall be natural coursed gritstone to the walls and natural blue slate to the roof.
 - 11 No window frame shall be recessed less than 75mm from the external face of the wall into which it is set.


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- 12 The holiday accommodation shall be used solely for holiday residential use; it shall not be occupied by any persons for a continuous period exceeding 28 days.
- 13 The occupation of the manager's living accommodation shall be limited to a person solely or mainly employed in the management and care of the holiday accommodation.
- 14 Facilities shall be provided for the storage of refuse, exact details of which shall be submitted to and approved, in writing, before the development is commenced. The approved facilities shall be provided before the first occupation of any of the holiday units.
- 15 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.
- 16 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development 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 the Local Planning Authority gives written consent to any variation.
- 17 A survey of all existing trees on the site shall be submitted with the application for approval of Reserved Matters; and those trees which are required to be felled for the proposed development shall be indicated thereon.

The reasons for the Council's decision to grant permission for development subject to compliance with the conditions specified above are:

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1. The time limit condition is imposed in order to comply with the requirement of Sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990.
- 2 For the avoidance of doubt, since amended proposals were submitted.
- 5 In the interests of highway safety.
- 6 In the interests of the amenity of the area and to protect the Combs SSSI.
- 7 In order to achieve a satisfactory standard of development
- 2,13 To ensure that the development is carried out in the manner proposed.
- 9 To ensure that the site is properly drained, in the interests of the area.
- .11, In the interests of visual amenity.
- .15,
- .17

L Coffey
Director of Housing and Planning