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High Peak Borough Council

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Lisa Wright
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SK14 3SA

Application no: HPK/2024/0190

Determined on: 15th April 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:

Hillside Woolley Bridge Hadfield Glossop Derbyshire SK13 2NX

Description of Development:

Demolition of existing dwelling and garage with the creation of 6 dwellings

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:

- Location Plan
- Proposed Site Plan (Ref: PL013 Rev A)
- Block A Floor and Roof Plans (Ref: PL05)
- Block A Front and Side Elevations (Ref: PL06)
- Block A Rear Elevations (Ref: PL07)
- Block B Front and Roof Plans (Ref: PL08)
- Block B Elevations (Ref: PL09)
- Site Access Strategy (Ref: P438-15-002 Rev A)





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- Swept Path Assessment

(Ref: P438-15-003 Rev A)

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

3. No development above foundation level shall commence until a detailed schedule of materials of all facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:- In the interests of achieving high quality design

4. No development above foundation level shall commence until full details of all boundary treatment including elevations and sections of retaining walls has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason:- In the interests of achieving high quality design

5. Prior to commencement of development, a detailed plan showing existing and proposed finished floor levels of all aspects of development shall be submitted to and agreed in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with approved details.

Reason:- In the interests of achieving high quality design

6. All windows serving a bathroom on Block A and Block B shall be obscure glazed. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or as subsequently may be amended or re-enacted) this/these window(s) shall not be re-glazed with any transparent materials or enlarged or otherwise altered, nor shall any additional door, window or other opening be formed in that elevation unless a further planning permission has first been granted on application to the Local Planning Authority.

Reason:- In the interests of preserving residential amenity

7. The residential units hereby approved contained within Block A shall be occupied by no more than 4 persons as their main or permanent residence.

Reason:- In order to provide a high standard of amenity for future occupiers in accordance with Nationally Described Space Standards in accordance with Local Plan Policy H3

8. The residential units hereby approved contained within Block B shall be occupied by no more than 3 persons as their main or permanent residence.

Reason:- In order to provide a high standard of amenity for future occupiers in accordance with Nationally Described Space Standards in accordance with Local Plan Policy H3





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9. Prior to commencement of development a detailed Drainage Scheme for foul and surface water shall be submitted to and agreed in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with approved details.

Reason:- In order to ensure that a sustainable drainage strategy is secured in line with Local Plan Policy EQ11 and relevant paragraphs contained under Chapter 14 of the NPPF.

10. Prior to commencement of development, a Construction Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with approved Plan.

Reason:- In the interests of public amenity and highway safety in accordance with Local Plan Policies EQ10 and EQ11 and relevant paragraphs contained under Chapters 14 and 15 of the NPPF respectively.

11. Development shall not be occupied until the access, parking and turning facilities have been provided in accordance with Site Plan (PL-013A).

Reason:- In the interests of highway safety in accordance with Local Plan Policy CF6 and relevant paragraphs contained under Chapters 9 of the NPPF.

12. The vehicular access hereby approved shall be no steeper than 1:20 gradient for the first 25m from nearside highway boundary.

Reason:- In the interests of highway safety in accordance with Local Plan Policy CF6 and relevant paragraphs contained under Chapters 9 of the NPPF.

13. The development hereby approved shall not be occupied until the existing vehicular access at the far southern end of the site has been permanently closed.

Reason:- In the interests of highway safety in accordance with Local Plan Policy CF6 and relevant paragraphs contained under Chapters 9 of the NPPF.

14. No development above foundation level shall commence until details for arrangements of bin storage and waste collection have been submitted to and approved in writing by the Local Planning Authority. The approved bin storage and collection facilities shall be provided prior to the first occupation of the development and shall thereafter be retained.

Reason:- In the interests of highway safety in accordance with Local Plan Policy CF6 and relevant paragraphs contained under Chapters 9 of the NPPF.

15. No development shall commence until a Biodiversity Nett Gain Plan has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and subsequently maintained in accordance with the approved plan.





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Reason:- To comply with paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990

16. The development shall not commence until a Habitat Management and Monitoring Plan for any on-site gains (the (HMMP)), prepared in accordance with the approved Biodiversity Net Gain plan and including:-
- (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan with timescale for implementation of such works
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,
- has been submitted to, and approved in writing by, the Local Planning Authority. The development shall subsequently proceed in accordance with the agreed HMMP and implementation timescale

Reason:- To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Policy NE 2.

17. Prior to commencement of development, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with approved Plan.

Reason:- In the interests of preserving protected species and habitat in accordance with Local Plan Policy EQ5 and relevant paragraphs contained under Chapter 15 of the NPPF.

18. No development above foundation level shall commence until a Species Enhancement Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with approved Plan.

Reason:- In the interests of biodiversity enhancement in accordance with Local Plan Policy EQ5 and relevant paragraphs contained under Chapter 15 of the NPPF.

19. Prior to the installation of any lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with approved Plan.

Reason:- In the interests of preserving protected species and habitat in accordance with Local Plan Policy EQ5 and relevant paragraphs contained under Chapter 15 of the NPPF.

20. Notwithstanding the provisions of Schedule 2, Part 1, Classes A-E and Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, or any order that supersedes or revokes that order, any such





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development that falls within those Classes shall not be carried out until full planning permission has been sought and subsequently issued by the Local Planning Authority.

Reason:- In the interests of preserving the residential amenity of existing and future occupiers of all neighbouring properties both within and outside of the development site in accordance with Local Plan Policy EQ6, the Residential Design Guide SPD, and relevant paragraphs under Chapter 12 of the NPPF.

Informative

1. The Local Planning Authority has worked in a positive and proactive manner with the applicant to address all outstanding material planning issues in order to achieve a sustainable form of development as required by the National Planning Policy Framework.
2. The applicant will be required to obtain a Section 184 License from the Highways Authority for the construction of a new access and/or footway crossing from the carriageway.
3. No work may be carried out within the limits of the public highway to close any redundant access and to reinstate the footway without the formal written agreement of the County Council Highways Authority under Section 127 of the Highway Act 1980.

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 do so within 12 weeks of the date of this notice. All other types of development





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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.

