



High Peak Borough Council
working for our community

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Application no: NMA/2024/0007

Determined on: 12th May 2025

Town and Country Planning Act 1990 (as amended)

NON-MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Land At Foxlow Farm, Harpur Hill Road, Harpur Hill, Buxton, Derbyshire

Description of Proposal:

Application for a Non-Material Amendment in relation to planning permission ref. HPK/2021/0145 for retaining wall to include steps to food store and nursery, together with ramp and railings to the southwest boundary of the application site.

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 12/02/2024 subject to the following condition(s):

The development hereby approved shall be carried out in accordance with the following approved plans and materials:-

- Proposed Retaining Walls, Steps and Ramps Materials Schedule 2703BOL
- Ramps Material Schedule drawing ref. 2703BOL - 118A_Ramp
- Retaining Wall Details drawing ref. 2703BOL - 119A_Steps and Retaining Wall Details
- Proposed Boundary Treatments drawing ref. 2703BOL-114 Rev K

The scheme so approved shall be fully implemented within 3 months of the date of the decision notice and shall be maintained for those purposes at all times thereafter.

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application HPK/2021/0145 and any subsequent Non-material Minor Amendment Decision Notices and that any conditions attached to those permissions still apply.





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Informative(s)

1. The local planning authority worked positively and proactively with the applicant to identify various solutions during pre-application discussions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The local planning authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.
2. No information appears to have been received in relation to the food store delivery ramp retaining wall for Condition 03 as amended under ref. NMA/2023/0016.
3. All proposed and existing drystone walls should accord with the details as contained on drawing ref. Proposed Boundary Treatments drawing ref. 2703BOL-114 Rev K.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council





NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.
2. The application is approved 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.
3. This application is approved and may be subject to conditions from the original decision notice. 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. Any other conditions on this approval 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.