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Mr Simon Jones
SJ Design Ltd
The Old Co-Op Building Church Street
Hayfield
High Peak
SK22 2JE

Mrs J Butler
Ravensleach Farm
Hayfield Road
Birch Vale
Derbyshire
SK22 1DD

Application no: DET/2025/0004

Determined on: 15/05/2025

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

**PRIOR APPROVAL REQUIRED FOR CHANGE OF USE AND
GRANTED**

High Peak Borough Council hereby **APPROVE** this application for **PRIOR APPROVAL** for

**Application to determine if prior approval is required for the proposed
development of the conversion of 2 barns to form 3 dwellings at Ravensleach
Farm Unnamed Road From Hayfield Road To Ravensleach Farm Birch Vale**

in accordance with the submitted application, details and accompanying plans listed
below for the following reasons:-

1. The development hereby permitted under Class Q (a) and Class Q (b) must be
completed with a period of three years from the date of this decision.

Reason: - To comply with Q.2 (3) of the Town and Country Planning (General
Permitted development) (England) Order 2015.

2. The development hereby permitted shall be carried out in accordance with the
following approved plans:

- 100: Location Plan
- 101: Site as existing
- 102: Site as proposed

P O Box 136 Buxton SK17 1AQ
Phone 0845 129 77 77 or 01298 28400 Fax 01298 27639 Minicom 0845 129 48 76
E-mail customer-services@highpeak.gov.uk Website www.highpeak.gov.uk
Mobile Text No. 078 0000 2262





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- 601: Farmhouse and Barns 2 to 4 plans as proposed
- 602: Farmhouse and Barns 2 to 4 elevations as proposed
- 700: Block Plan as existing
- 701: Block plan as proposed
- 800: Barn 1 Plans and Elevations as Existing
- 801: Barn 1 Plans and Elevations as Proposed

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no development as specified in Part 1 Classes A, B, C, D, E and F and Part 2 Class A, other than those expressly authorised by this permission, shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason:- In the interests of visual amenity, the character and appearance of the locality and maintaining good standards of amenity and to comply with Policy EQ6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

4. No part of the development hereby permitted shall be occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans listed in condition 2. These areas shall be maintained for those purposes at all times thereafter.

Reason: - In the interests of highway safety, in accordance with Policy CF6 of the High Peak Local Plan 2016 and the National Planning Policy Framework

5. If during development any contamination or evidence of likely contamination is identified that has not previously been identified or considered, then the applicant shall submit to the Local Planning Authority a written scheme to identify and control that contamination. This shall include a phased risk assessment carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 Part IIA, and appropriate remediation proposals, which shall be submitted to and approved in writing by the Local Planning Authority. The approved remediation scheme shall be implemented in full prior to first use of the building as a dwellinghouse.

Reason: - To ensure all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks and to comply with Policy E10 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.





6. No works to Barn 1 shall take place until an appropriate bat licence has been obtained. Confirmation of this shall be submitted to the Local Planning Authority. Upon receipt of a licence from Natural England / site registration, works shall proceed strictly in accordance with the approved mitigation, which should be based on the proposed measures outlined in the Protected Species Report (Dunelm Ecology, November 2024) and amended as necessary based on any correspondence with Natural England or update surveys. Such approved mitigation will be implemented in full in accordance with a timetable of works included within the licence and followed thereafter.

Reason:- In the interests of protected species and habitats for the occupation phase of the development and to comply with Policies EQ5 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework

7. No works to the barns shall take place between 1st March and 31st August inclusive, unless preceded the site is surveyed beforehand for nesting and breeding birds and a scheme to protect nesting and breeding birds is submitted to and approved in writing by the Local Planning Authority. If such a scheme is submitted and approved the development shall only be carried out in accordance with the approved scheme.

Reason:- In the interests of protected species and habitats for the occupation phase of the development and to comply with Policies EQ5 and EQ6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

8. Prior to the installation of lighting fixtures, a detailed lighting strategy shall be submitted to and approved in writing by the Local Planning Authority to safeguard the confirmed bat roost on site in Barn 1 and other nocturnal wildlife. This should provide details of the chosen luminaires, their locations and any mitigating features such as dimmers, PIR sensors and timers. Dependent on the scale of proposed lighting, a lux contour plan may be required to demonstrate acceptable levels of light spill to any sensitive ecological zones/features. The Strategy should refer to Guidance Note 08/23 - Bats and Artificial Lighting at Night (BCT and ILP, 2023) and explain how proposals have been designed in compliance with this document. Such approved measures shall be implemented in full.

Reason:- In the interests of protected species and habitats for the occupation phase of the development and to comply with Policies EQ5 and EQ6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

A Species Enhancement Plan shall be submitted to the Local Planning Authority for written approval. This shall include suitable enhancements, such as bat boxes, bird boxes and integrated roost features, as per Sections 4.4.5 and 4.4.6 of the Protected Species Report (Dunelm Ecology, November 2024). Integrated boxes / features shall be provided, where construction allows, otherwise external woodcrete / woodstone



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boxes shall be used. Boxes shall be suitably spaced and located at eaves level or on gable ends, with nest boxes avoiding due south elevations and bat boxes favouring them where possible. Boxes / features shall not be placed close to windows or lighting fixtures. Thereafter the development shall be carried out in accordance with the approved plan and evidence that these measures have been implemented should be submitted to the Local Planning Authority for approval within one month of completion of development.

Reason: In the interests of enhancing biodiversity and in accordance with Policies EQ5 and EQ6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

9. Prior to the commencement of development, a plan showing all means of boundary treatment, including siting, materials and height shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved plan.

Reason: In the interest of visual and residential amenity and in accordance with Policy EQ6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

10. No works shall commence until a plan including cross sections of glazing bars, materials and colour to a scale not less than 1:10 in respect of the proposed windows has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in strict accordance with the agreed details.

Reason: In the interest of visual amenity of the building and wider landscape and in accordance with Policy EQ6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

11. All construction works and deliveries shall only take place between the following hours:

08:00 - 18:00 hours (Monday to Friday);

08:00 - 14:00 hours (Saturday)

No working is permitted on Sundays or Bank Holidays.

Reason: In the interests of residential amenity and in accordance with Policy EQ6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

12. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in material, colour and texture to those used in the existing building on which it relates.

Reason: In the interests of residential amenity and in accordance with Policy EQ6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.





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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).
1. 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.
2. 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. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.highpeak.gov.uk 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. If this is a decision to refuse planning permission for a minor commercial application, and you



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want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

8. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
9. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
10. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.
11. 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.