

Mr Derek Watmough
4mation Architecture Ltd
47 Blythe Avenue
Bramhall
Stockport
SK7 1EU



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Mr Derek Watmough
4mation architecture ltd
47 Blythe Avenue
Bramhall
Stockport
SK7 1EU

Mr Sanpe
Hazeldene Bank Lane
Tintwistel
Derbyshire
SK13 1NQ

Application no: HPK/2024/0279

Determined on: 20th May 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:

Land Adjacent Bank Lane Tintwistle Derbyshire

Description of Development:

Proposed Two storey 3 bedroom dwelling

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 Sections and Streetscene 03B; Proposed Dwelling and Topography 02C; Proposed Layout 01D, Proposed Topographic Survey Rev 02D; Landscape Plan (01 Rev 01); Landscape Specifications Rev 1; Materials Schedule Rev A; Cromwell pitched walling specifaicon document; Venta Spanish Slate specification; Perlight solar panel datasheet.

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

3. The development hereby approved shall be carried out in accordance with the Material Schedule Rev A; Cromwell pitched walling datasheet; Venta Spanish slate technical specification; and Perlight solar panel datasheet.





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Reason:- In the interests of achieving a high quality design in accordance with Local Plan Policies S1 and EQ6, the Design Guide SPD and relevant paragraphs under Chapter 12 of the NPPF.

4. The finished floor levels of the development hereby approved shall be consistent with those shown on the approved Topographical Survey Drawing (Ref: 966-02 Rev D).

Reason:- In the interests of achieving a high quality design and preserving residential amenity in accordance with Local Plan Policies S1 and EQ6, the Design Guide SPD and relevant paragraphs under Chapter 12 of the NPPF.

5. The development hereby approved shall be implemented in accordance with the hard and soft landscaping scheme as contained within the approved Landscaping Plan (Drawing Ref: 01 Rev 01), and the planting schedule set out on the landscaping plan and Landscape Specification document and shall be retained as such for the lifetime of the development.

Reason:- In the interests of achieving a high quality design and preserving residential amenity in accordance with Local Plan Policies S1 and EQ6, the Design Guide SPD and relevant paragraphs under Chapter 12 of the NPPF.

6. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, 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 otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason:- In the interests of achieving a high quality design and preserving residential amenity in accordance with Local Plan Policies S1 and EQ6, the Design Guide SPD and relevant paragraphs under Chapter 12 of the NPPF.

7. The first floor window serving the bathroom in the rear elevation shall be installed with obscure glazing. 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 altered so as to contain any opening lights or 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.





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Reason:- In the interests of preserving residential amenity in accordance with Local Plan Policies S1 and EQ6, the Residential Design Guide SPD and relevant paragraphs under Chapter 12 of the NPPF.

8. No development shall commence until a Biodiversity Net 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.

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

9. Prior to the first occupation of the development hereby permitted, the following biodiversity enhancement measures shall be implemented:
 - 1no. integral bat box at eaves level on the southern elevation
 - 1no. integral swift/universal nest brick at eaves level avoiding southern elevation
 - Hedgehog gaps in fencing used on boundary treatment

Upon completion, and prior to occupation of the dwellinghouse, photographic evidence of the above measures in situ, supported by a plan showing their location shall be submitted to the Local Planning Authority and approved in writing. The approved measures shall thereafter be retained for the lifetime of the development

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

10. No tree, scrub, or hedgerow clearance shall take place between 1st March and 31st August inclusive, unless preceded by a nesting bird survey undertaken by a suitably qualified ecologist no more than 48 hours prior to clearance. If nesting birds are present, an appropriate exclusion zone will be implemented and monitored until the chicks have fledged. No works shall be undertaken within exclusion zones, whilst nesting birds are present.

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

11. The development shall be carried out in strict accordance with the "Phase 1 Land Contamination Assessment (Ref: 85171R1)" and "Phase 2 Proposals (Ref: 4431P1) (February 2025) prepared by Ground First.
 - 11a. Following completion of measures identified in the approved remediation scheme and prior to bringing the development into first use, a verification report that demonstrates the effectiveness of the remediation carried out shall be produced, and is subject to the approval in writing of the Local Planning Authority.
 - 11b. If, during the course of development, any contamination is found which





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has not been identified in the site investigation, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Reason:- In the interests of public amenity in accordance with LP Policy EQ10 and relevant paragraphs under Chapter 15 of the NPPF.

12. If piling is necessary, a written piling options assessment shall, prior to any such piling works, be submitted to and approved in writing by the Local Planning Authority, to demonstrate noise and vibration mitigation measures consistent with best practical means. The assessment shall consider Environment Agency guidance (*Environment Agency (2001), Piling and Penetrative Ground Improvements on Land Affected by Land Contamination NC/99/73*) where land contamination is suspected or proven. No piling shall take place until the piling options assessment has been approved in writing by the Local Planning Authority.

Piling shall only take place in accordance with the approved Options Assessment. No piling shall take place outside the hours 09:00 hours to 16:00 hours Mondays to Fridays.

Reason:- In the interests of public amenity in accordance with LP Policy EQ10 and relevant paragraphs under Chapter 15 of the NPPF.

13. All construction works and deliveries shall be restricted to the following times:

- 08:00 - 18:00 hours (Monday to Friday);
- 08:30 - 14:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

Reason:- In the interests of public amenity in accordance with LP Policy EQ10 and relevant paragraphs under Chapter 15 of the NPPF.

14. The development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on the approved drawings. These areas shall thereafter be retained and maintained unobstructed for the parking and turning of vehicles.

Reason: In the interests of highway safety in accordance with LP Policy CF6 and paragraph 115 of the NPPF.

15. The development hereby approved shall not be occupied until visibility splays are provided from a point 1.0m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 15 metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance





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of 0.6 metres from the edge of the carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason: In the interests of highway safety in accordance with LP Policy CF6 and paragraph 115 of the NPPF.

16. The approved development shall provide bin storage and waste collection facilities as set out on the approved Landscape Plan (Drawing Ref: 01 – Rev 01) which shall be maintained for the lifetime of the development.

Reason: In the interests of highway safety in accordance with LP Policy CF6 and paragraph 115 of the NPPF.

Informative

1. The Local Planning Authority has worked in a positive and proactive manner with the applicant to overcome all identified planning issues and achieve a sustainable form of development as required by the National Planning Policy Framework.

United Utilities

2. If the applicant intends to offer wastewater assets forward for adoption by United Utilities, their proposed detailed design will be subject to a technical appraisal by our Developer Services team and must meet the requirements outlined in 'Sewerage Sector Guidance Appendix C – Design and Construction Guidance v2-2' dated 29 June 2022 or any subsequent iteration. This is important as drainage design can be a key determining factor of site levels and layout.
3. If the proposal incorporates a SuDS component(s) which interacts with a sewer network that may be offered for adoption by United Utilities we recommend the applicant seeks further advice regarding the SuDS design; detailed information is available on our website. Our acceptance of any drainage strategy submitted by an applicant to the Local Planning Authority for approval does not infer that a detailed drainage design will meet the requirements for a successful adoption application. We strongly recommend that no construction commences until the detailed drainage design has been submitted directly to United Utilities, assessed and accepted in writing. Any work carried out prior to the technical assessment being approved is done entirely at the developer's own risk and could be subject to change.
4. United Utilities will not allow building over or in close proximity to a water main. For any works in the vicinity of water pipelines, the applicant must comply with our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders-developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/>. United Utilities will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only





be reviewed in exceptional circumstances. Nb. Proposals to extend domestic properties either above, or in close proximity to a public sewer will be reviewed on a case by case basis by either by a building control professional or following a direct application to United Utilities (see our website for further details).

5. A number of providers offer a paid for mapping service, including United Utilities (see 'Section 4. Contacts' (below)). The position of the underground apparatus shown on water and wastewater asset maps is approximate only and is given in accordance with the best information currently available. Therefore, we strongly recommend the applicant, or any future developer, does not rely solely on the asset maps to inform decisions relating to the detail of their site and instead investigates the precise location of any underground pipelines and apparatus. Where additional information is requested to enable an assessment of the proximity of proposed development features to United Utilities assets, the proven location of pipelines should be confirmed by site survey; an extract of asset maps will not suffice. The applicant should seek advice from our Developer Services team on this matter. See 'Section 4. Contacts' (below). United Utilities Water will not accept liability for any loss or damage caused by the actual position of our assets and infrastructure being different from those shown on asset maps.
6. Developers should investigate the existence and the precise location of water and wastewater pipelines as soon as possible as this could significantly impact the preferred site layout and/or diversion of the asset(s) may be required. Unless there is specific provision within the title of the property or an associated easement, any necessary disconnection or diversion of assets to accommodate development, will be at the applicant/developer's expense. In some circumstances, usually related to the size and nature of the assets impacted by proposals, developers may discover the cost of diversion is prohibitive in the context of their development scheme. Any agreement to divert our underground assets will be subject to a diversion application, made directly to United Utilities. This is a separate matter to the determination of a planning application. We will not guarantee, or infer acceptance of, a proposed diversion through the planning process (where diversion is indicated on submitted plans). In the event that an application to divert or abandon underground assets is submitted to United Utilities and subsequently rejected (either before or after the determination of a planning application), applicants should be aware that they may need to amend their proposed layout to accommodate United Utilities' assets.
7. Where United Utilities' assets exist, the level of cover to United Utilities pipelines and apparatus must not be compromised either during or after construction and there should be no additional load bearing capacity on pipelines without prior agreement from United Utilities. This would include sustainable drainage features, earth movement and the transport and position of construction equipment and vehicles. Any construction activities in the vicinity of United Utilities' assets, including any assets or infrastructure that may be located outside the applicant's red line boundary, must comply with national building and construction standards and where applicable, our 'Standard Conditions for Works Adjacent to Pipelines', which can be found on our website: <https://www.unitedutilities.com/builders->





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developers/your-development/planning/building-over-or-working-near-our-assets/working-near-our-pipes/. The applicant, and/or any subsequent developer should note that our 'Standard Conditions' guidance applies to any design and construction activities in close proximity to water pipelines and apparatus that are no longer in service, as well as pipelines and apparatus that are currently in operation.

8. It is the applicant's responsibility to ensure that United Utilities' required access is provided within any proposed layout and that our infrastructure is appropriately protected. The developer would be liable for the cost of any damage to United Utilities' assets resulting from their activity.
9. If the applicant intends to receive water and/or wastewater services from United Utilities they should visit our website or contact the Developer Services team for advice at the earliest opportunity. This includes seeking confirmation of the required metering arrangements for the proposed development. See 'Section 4. Contacts' (below). If the proposed development site benefits from existing water and wastewater connections, the applicant should not assume that the connection(s) will be suitable for the new proposal or that any existing metering arrangements will suffice. In addition, if reinforcement of the water network is required to meet potential demand, this could be a significant project and the design and construction period should be accounted for.
10. In some circumstances a water meter must be installed to premises. Detailed guidance on whether the development will require a compulsory meter is available on our website within our published Charges Schemes; Our charges 2024/25 | United Utilities (Section 8.7) or Our charges 2023/24 | United Utilities (Section 7.7). To promote sustainable development United Utilities offers a reduction in infrastructure charges to applicant's delivering water efficient homes and draining surface water sustainably (criteria applies). For further information, we strongly recommend the applicant visits our website when considering any water or wastewater design <https://www.unitedutilities.com/builders-developers/your-development/planning/building-sustainable-homes/>

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
 - (b) unauthorised development and may be liable to enforcement action.
 - (c) 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



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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 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.

