



High Peak Borough Council
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Mr Mike Taylor
Angus Meek Architects
Cedar Yard
290a Gloucester Road
Bishopston
Bristol
BS7 8PD

Mr Knowles
Rochling & Harpur Hill Ltd
C/O agent

Application no: NMA/2025/0009

Determined on: 4th July 2025

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

Ferney Bottom Farm Grinlow Road Harpur Hill Buxton Derbyshire SK17 9JH

Description of Proposal:

Non material amendment in relation to HPK/2021/0020

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 28/02/2025 subject to the following conditions:

Approved Plans

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

- Site and Access Road Plan drawing ref. 3427/100 Rev K received 4th July 2025
- Site Layout Plan drawing ref. 3427/101 Rev M received 4th July 2025
- Elevations drawing ref. 3427/104 Rev M received 1st July 2025
- General Arrangement Plan drawing ref. 3427/105 Rev H
- Roof plan drawing 3427/107 received 22nd May 2025
- Schedule of Building Materials received 1st April 2025
- Location Plan drawing ref. 3427/106 Rev Z received 19th May 2025

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

Highway Access to Morland Way

The development hereby approved shall not be brought into first use until the access off Morland Road has been constructed as shown on approved plans:





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- Site and Access Road Plan drawing ref. 3427/100 Rev K received 4th July 2025
- Site Layout Plan drawing ref. 3427/101 Rev M received 4th July 2025
- Transport Assessment ref. FBFU-BSP-ZZ-XX-RP-D-0001-P2 dated 21st January 2020 (HPK/2021/0020)

Reason:- In the interests of highway safety.

The development hereby approved shall not be brought into use until visibility splays are provided from a point 0.6m 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 47 metres in each direction measured along the nearside edge of the adjoining carriageway and offset a distance 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.

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application HPK/2021/0020, together with any subsequent approved amendments and that any conditions attached to that permission (or as subsequently varied) still apply.

Informative(s)

1. The proposal comprises of sustainable development and would improve the economic, social and environmental conditions of the area and accord with the development plan and have been secured by planning condition. The Local Planning Authority has therefore implemented the requirements of Paragraph 38 of the National Planning Policy Framework.
2. The proposed site layout plan appears to show a more generous service strip to the rear of the building when compared to approved site levels details in relation to Condition 05 of the original planning permission ref. HPK/2021/0020. Approved site levels matters, however, are set out in detail within condition discharge approval ref. DOC/2024/0077 for Condition 05 of HPK/2021/0020 and therefore the proposed site plan is considered to be indicative only in these respects.

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.