

Mr Andrew Smith
AJS ARCHITECTURE
32 Carr Road
Buxton
Derbyshire
SK17 6WF



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Mr Meredith
Land adjacent to Unit 26
Harpur Hill
Buxton
SK17 9JL

Application no: HPK/2024/0284

Determined on: 8th December 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:

Unit 26 Land adjacent Harpur Hill Business Park Harpur Hill Buxton Derbyshire SK17 9JL

Description of Development:

Creation of 10 small class E units to existing commercial use land

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; Block Plan; Proposed 01; Proposed 02; Proposed 03; Proposed 04

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

3. The materials to be used in the approved development shall be consistent with those shown on the approved Elevation Drawings (Proposed 04) and stipulated in the Application Form.

Reason:- In the interests of good design in accordance with Local Plan Policy EQ6 and





relevant paragraphs contained under Chapter 12 of the NPPF

4. Works shall be undertaken in accordance in accordance with the approved Phase 1 site investigation (Peak Environmental Solutions, "Phase 1 Site Investigation" (ref: 42373R1), dated December 2024)

In accordance with Appendix G of the approved report, if during development any contamination or evidence of likely contamination is identified, 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, and shall be submitted to the Local Planning Authority and approved in writing. The approved remediation scheme shall be implemented to the satisfaction of the Local Planning Authority

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

5. Prior to any external lighting being implemented and installed, a Lighting Scheme showing the location and specification of all lighting including lux levels and any mitigating features to prevent light spill shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with approved details

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

6. The hours of construction including deliveries of all plant and materials shall be limited to the following:

- 07:30 – 18:00 Mondays to Fridays
- 08:30 – 14:00 Saturdays
- No working on Sundays and Bank Holidays

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

7. No development shall take place (including demolition, ground works, vegetation clearance and movement of plant, machinery and materials) until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- Risk assessment of potentially damaging construction activities.
 - Identification of "biodiversity protection zones".
 - Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction.
 - The location and timing of sensitive works to avoid harm to biodiversity features.



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- The times during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

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

8. Prior to commencement of any works commencing above foundation level, a Biodiversity Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall indicate the locations and specifications of two or more of the following measures, which shall be implemented in full and maintained thereafter:

- 1x external woodcrete / woodstone bat box
- 1x integral bat brick
- 1x external woodcrete / woodstone bird box
- 1x integral universal nest brick
- 1x insect brick / house / tower
- Hedgehog gaps in fencing (130 mm x 130 mm)
- Native and wildlife-attracting planting i.e., trees, hedgerow, shrubs and / or - herbaceous perennials to provides resources for pollinators, birds and other wildlife.

In order to fully discharge this condition, the applicant shall submit photographs showing the above aspects in situ in accordance with the approved plan and specifications.

9. The units hereby permitted shall be used only for purposes falling within Classes
- E(g) Uses which can be carried out in a residential area without detriment to its amenity:
 - E(g)(i) Offices to carry out any operational or administrative functions,
 - E(g)(ii) Research and development of products or processes
 - E(g)(iii) Industrial processes

of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose including any other purpose specified elsewhere in Class E of that Order (or as subsequently amended or reenacted).

Reason: To protect the vitality and viability of the Town Centre.





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Informative

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

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.



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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.

