

Mr John Coxon
Emery Planning
2-4 South Park Business Court Hobson Street
Macclesfield
United Kingdom
SK11 8BS



High Peak Borough Council

working for our community

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2-4 South Park Business Court Hobson Street
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Mr Craggs
C/O Emery Planning

Application no: HPK/2025/0427

Determined on: 26/02/2026

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015
The Town and Country Planning (Permission in Principle) (Amendment) Order 2017

PLANNING PERMISSION IN PRINCIPLE

Location of Development:

Land to the South of The Heath Glossop Derbyshire SK13 7EJ

Description of Development:

Permission in Principle for 1 to 9 dwellings

In pursuance of their power under the above-mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PERMISSION IN PRINCIPLE** for the development described above in accordance with plan referenced:

- Site Location Plan (Ref: 105-P3)
- 1. This Permission in Principle (PiP) has a default duration of three years only. Before development can take place a further application known as the Technical Details Consent (TDC), must be submitted to the Local Planning Authority for approval and only if this second application is approved can development take place.
- 2. The site is considered be a sustainable location for housing development, an appropriate land use and for an appropriate quantum of development.
- 3. Owing to the specific characteristics of the site and its surroundings, the subsequent Technical Details Consent application will be required to be supported by the following technical detail information:
 - Design and Access Statement
 - Landscape and Visual Impact Assessment (LVIA)
 - Preliminary Ecological Appraisal and any further surveys as appropriate
 - Tree Survey and Impact Assessment
 - Transport Assessment (Technical Advice Note)
 - Existing and Proposed Site Layout





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- Proposed Floor Plans and Elevations
- Landscaping Scheme

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.
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.
7. If the decision to refuse planning permission is for a householder application, and





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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.

