

DELEGATED DECISION REPORT

DET/2025/0021
Valid 25/11/2025

PEAK DALE HUT
HIGHFIELDS
PEAK DALE

APPLICATION TO DETERMINE
IF PRIOR APPROVAL IS
REQUIRED FOR A PROPOSED
DEMOLITION OF BUILDINGS

(DEMOLITION
DETERMINATION)

MAIN ISSUES

- Whether the submitted details are acceptable with regards the 'Method of Demolition' in accordance with Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

DESCRIPTION OF SITE

The application relates to a single storey building with a rectangular form that is situated at the end of the Highfields cul-de-sac, on the northern fringes of Peak Dale. The building, known as the Hut, is characterised by two gable ends and a pitched roof, spanning a width of 13.6m and a depth of 5.9m (82sqm).

PROPOSAL

A Prior Notification application was submitted under application reference DET/2025/0021 under Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended for the demolition of the building. Under these provisions, the applicant is required to apply to the local planning authority so that a judgement can be made as to whether Prior Approval is required with regards the method of demolition.

A Decision Notice was duly issued on 23rd December 2025 which confirmed that Prior Approval is required with regards the Method of Demolition and that further details be submitted which includes the following:

1. Proposed demolition working times
2. A Construction Management Plan, detailing:
 - The location of the construction access;
 - Location for the storage of plant and waste materials, site accommodation, loading, unloading, manoeuvring of vehicles
 - Parking and manoeuvring of employee and visitor vehicles during the demolition period;

- Methodology for the control of dust during all demolition works

3. Appropriate site restoration

Additional information has been submitted which consists of the following:

- Construction Phase Plan (Ref: 131007-082-PP02)
- Construction Management Plan (Fisher German LLP)

The Phase Plan shows that the site will be surrounded by perimeter security fencing during the demolition phase to prevent trespass and injury from falling materials. Contractor parking will be situated immediately adjacent to the building. Dust suppression equipment is said to be used throughout the demolition stage, whilst temporary storage of demolished materials is shown to be situated south-east of the building to be demolished.

The Construction Management Plan states that demolition will take place between 07:00 and 18:00 Monday-Friday and on Saturdays from 07:00 until 15:00, with no work taking place on Sundays or Bank Holidays.

No deliveries are anticipated but if any are the document confirms that these will coincide with the hours of demolition described above.

Paragraph 2.8 of the supporting Plan states that there will be an estimated 2no collections per day during the demolition although no details are provided with regards the likely duration of the demolition phase.

Other details are provided with regards to the following aspects:

- Loading and Offloading
- Storage of Plant and Materials
- Wheel Washing
- Dust and Dirt Emissions
- Noise Disturbance
- Vibration
- Piling
- Waste Recycling
- Site Restoration

The Plan concludes by stating that the site will be restored by returning the area subject of the demolished building to an area of hard standing that will be left secure and tidy.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

EQ5	Design and Place Making
EQ10	Pollution and Unstable Land
CF6	Accessibility and Transport

National Planning Policy Framework 2024

Promoting Sustainable Transport	Chapter 9
Achieving Well Designed Places	Chapter 12
Conserving and Enhancing the Natural Environment	Chapter 15

OFFICER COMMENTS

Whether the submitted details are acceptable with regards the 'Method of Demolition' in accordance with Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

The Decision Notice issued on 23rd December 2025 confirms that the proposed demolition of this building is Permitted under the provisions of Part 11 Class B Paragraph B.1 but that Prior Approval is required with regards the Method of Demolition.

LP Policy EQ10 seeks to ensure that people and the environment are protected from adverse impacts relating to issues including air pollution, noise, light pollution or any other nuisance or harm to amenity, by securing appropriate mitigation by way of planning conditions and obligations.

LP Policy CF6 seeks to ensure that development can be safely accessed in a sustainable manner and that all new development is located where it can be satisfactorily accommodated within the existing highway network.

Paragraph 198 of the NPPF states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.

Paragraph 115 of the NPPF states that in assessing sites for specific applications, it should be ensured that safe and suitable access to the site can be achieved for all users.

Paragraph 116 of the NPPF goes on to state that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact impacts on the road network would be severe.

The original planning application contained details regarding the Method of Demolition under paragraphs 3.2-3.4 of the supporting Planning Statement which is presented in full below:

- 3.2 *The building has been vacant for some time, and the applicant would like to demolish the building. The proposed demolition works would be undertaken by an external contractor, who will carefully dismantle the building. This will be carried out in two stages. Firstly, the removal of external brickwork and timber structure, and secondly the removal of its substructure. The equipment used will consist of a D-rig or similar machinery with breaker and bucket attachments and dust suppression. The spoil/rubble will be segregated into material type with stone and concrete being either stockpiled for crushing or placed into suitable waste containers for removal from site to a licenced waste disposal facility. All other waste shall be placed into suitable waste containers for removal from site to a licensed waste disposal facility.*
- 3.3 *Any asbestos would be identified prior to works taking place by a suitable contractor and disposed of in line with the usual requirements.*
- 3.4 *It is therefore considered that the proposed method of demolition and site remediation would be carried out in a manner which would not result in any adverse impact on the environment. The site will retain an area of hardstanding following the removal of the building.*

The above Statement was reviewed by the Council's Environmental Health Officer, who considered this demolition to be low risk (in relation to public health and amenity) and have not stated that any further information is required, or that restrictions need to be in place. The Highways Authority have raised no concerns and suggested that a Construction Management Plan (CMP) may be beneficial.

Despite the lack of concern from these relevant consultees, Officers concluded that owing to the close proximity of the building to neighbouring properties, it is important to control working times in the interests of public and residential amenity, and that it is also necessary to secure the appropriate restoration of the site in the interests of visual amenity.

Given the lack of objection from consultees in relation to the original proposals, the matter of Prior Approval and the assessment regarding the acceptability and suitability of the additional technical information has been undertaken by Officers.

It is considered that by undertaking demolition works from 07:00 from Monday through to Saturday, this has the potential to significantly harm the amenity of nearby residents, some of which are located less than 30m distant.

The applicant has submitted a revised Construction Management Plan that shows that demolition works will be carried out from 08:00 until 18:00 Monday-Friday and from 10:00 until 15:00 on Saturdays, with no demolition taking place on Sundays.

In light of these changes, it is concluded that the proposed Method of Demolition will preserve the amenity of the public and nearby residents and result in the site being restored in a manner that preserves the immediate character of the street scene, in accordance with LP Policies EQ6, EQ10 and CF6 and relevant paragraphs contained under Chapters 9, 12 and 15 of the NPPF.

OFFICER RECOMMENDATION: **Prior Approval Required and Approved**

Case Officer: James Stannard

Recommendation Date: 27th May 2026

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council