



High Peak Borough Council

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Application no: DET/2019/0008

Determined on: 31/07/2020

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015**

PRIOR APPROVAL REQUIRED AND DETAILS APPROVED

High Peak Borough Council hereby **APPROVE** this application for:

**Demolition of existing building and engineering block at Glossopdale
Community College Lower Site Talbot Road Glossop**

in accordance with the submitted application, details and accompanying plans listed below:-

Location Plan 1
Location Plan 2
Location Plan 3
Demolition Methodology Report
DCC Site Investigation Report dated 10.6.19
DCC Site Investigation Report dated 2.7.19
BSG Ecology Final Bat Survey Report dated October 2019
DCC Asbestos Demolition Survey dated 22, 23, 25 October 2018
DCC Pre-Demolition Information Pack received on 16.4.20

And subject to the following conditions:

1. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the





environment. There shall be no fires lit on the site for purpose of disposing of demolition materials. Any open fires that arise shall be extinguished without delay.

Reason:-

In the interests of the residential amenities of the area.

2. All noise-generating activities shall be restricted to the following times of operations.

- 07:30 - 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 the residential amenities of the area.

3. The demolition shall not commence until a bat licence has been obtained from Natural England and any other survey work considered necessary to inform the licence application has been undertaken. Upon receipt of a licence from Natural England, works shall proceed strictly in accordance with the approved mitigation, which should be based on the findings outlined in the Bat Survey Report produced by BSG, October 2019, paras 4.6, 4.7 and 4.8. Such approved mitigation will be implemented in full in accordance with a timetable of works included within the licence and followed thereafter. A copy of the licence will be submitted to the Local Planning Authority once granted. Confirmation will also be submitted to the Local Planning Authority once all mitigation is installed, along with a copy of the results of any monitoring works.

Reason:-

In the interests of the ecological value of the site.

4. Before the commencement of demolition of Block One as shown on the BSG Ecology Report, six bat boxes shall be installed on trees on site in accordance with details to be submitted to and approved by the Local Planning Authority and the approved bat boxes shall remain in place in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

In the interests of the ecological value of the site.

5. All trees and hedges within the site shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

In the interests of the appearance and ecological value of the site.

6. The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping or site establishment) shall be the erection of temporary tree protection barriers and advisory notices for the



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protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and this shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the Local Planning Authority. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

In the interests of the character and appearance of the area.

Informatives

1. There shall be no visible dust emissions beyond the site boundary associated with construction/demolition works undertaken at the site. In controlling dust on site, the contractor shall have due regard to the Building Research Establishment Document 'Control of Dust from Construction and Demolition Activities' (BR456).

2. The applicant is advised that on a wall of the entrance hall of the 1959 Grammar School building is a large red terra-cotta bas-relief comprised of multiple interlocking tiles, the applicant may wish to retain this locally important feature. It is therefore recommended that contact be made with the Glossop and District Heritage Trust

X 

Signed by: Jane Colley

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 the Councils Building Control Section at buildingcontrol@highpeak.gov.uk
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. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.highpeak.gov.uk 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 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.
8. If this is a decision to refuse planning permission for a minor commercial 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.

9. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
10. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
11. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.
12. 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.

