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High Peak Borough Council

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TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995

FULL PLANNING APPLICATION

PERMISSION

Applicant	Mr Ian Baker Hurst Nook Farm Derbyshire Level Glossop SK13 7PR	Application no. HPK/2010/0497 Registered on 03/11/2010
Agent	Stamford-Wing 5 Bower Gardens Stalybridge SK15 2UY	Determined on 23/12/2010

High Peak Borough Council hereby **PERMIT** this application for **FULL PLANNING PERMISSION** for

Demolition of redundant building and construction of new build for B1(a) use at 89/93 High Street West Glossop

in accordance with the submitted application, details and accompanying plans listed below subject to the following conditions and reasons:-

Conditions

1. The development to which this permission relates must be begun not later than the expiration of three years from the date of this permission unless some other specific period has been indicated in other conditions given.

2. The premises shall be used for B1 (a) and for no other purpose (including any other purpose within Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without that Order).

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Andy Ellis – Development Control Manager

3. Notwithstanding the drawings hereby approved, the bollard and wall seperating the site from the adjacent car park rear of 89 - 93 High Street West shall not form part of this consent and shall not be erected without the seperate written consent of the Local Planning Authority.

4. For the avoidance of doubt the proposals hereby granted consent, shall be implemented in accordance with the approved drawings stamped 3rd November 2010 and shall include the measures contained within the floodrisk assessment also stamped 3rd November 2010.

5. Any windows on the western elevation shall be non opening and glazed with obscured glass and shall be permanently maintained in that condition.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A and B of Part 42 of Schedule 2 of the Order shall be erected on the application site.

7. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

8. Other than roof windows which shall be of Conservation design, all windows and doors shall be constructed using timber shall be painted in accordance with details to be submitted to and approved in writing by the Local Planning Authority and shall be maintained thereafter.

9. Nothwithstanding the approved plans, no development shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

   (i) drawings at a scale of 1:20 or similar showing details, including sections of the proposed windows and elevations of the dormer feature.
   (ii) detailed drawings, including elevations, showing the ramp and any associated barrier to be provided.

Reasons

1. The time limit condition is imposed in order to comply with the requirements of sections 91, 92, 93 and 56 of the Town and Country Planning Act 1990 and section 51 of the Planning and Compulsory Purchase Act 2004.

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Andy Ellis – Development Control Manager

2. To define the permission for the avoidance of doubt in the interests of amenity and vehicle manouvring, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

3. To ensure that the proposed development does not seriously hinder the manouvring of vehicles in this constrained back land area and thereby complies with High Peak Local Plan Policy TR5 which requires a high standard of design of road and parking layouts.

4. To ensure that the proposed development is adequateely protected from the consequencies of flooding as required by High Peak Local Plan Policy GD5 and PPS25 Development and Flood Risk.

5. In order that the amenities enjoyed by the occupants of the adjacent dwellings shall not be injured, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

6. To enable the Council to exercise control over future developments at the site to protect the residential amenities of neighbours and vehicle manouvring, in accordance with Policy GD4 and Policy GD5 of the High Peak Saved Local Plan Policies 2008.

7. In the interests of visual amenity, in accordance with Policy GD4, BC5 and BC8 of the High Peak Saved Local Plan Policies 2008.

8. In the interests of visual amenity, in accordance with Policy GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

9. To ensure that the development hereby granted consent does not harm the appearance of the locality including the Conservation Area contrary to High Peak Local PLan polices GD4, GD5, BC1 BC6, BC5 and EMP6.

Summary of reasons for granting permission

The decision to grant planning permission has been taken because the Council considers that the application has put forward a proposal which with planning conditions will improve the character and appearance of the Conservation Area and vitality of the central shopping area whilst not harming the residential amenities of nearby dwellings nor the public highway.

The decision to grant planning permission has also been taken having regard to all other relevant material planning considerations and to the following relevant policies and proposals in the Development Plan.

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Andy Ellis – Development Control Manager

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC1 - External Materials
BC5 - Conservation Areas
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TR5 - Access, parking and design

National Planning Policy

PPS1 Sustainable development and Climate Change

PPS25 Development and Flood Risk

PPS5 Planning for the Historic Environment

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan dated 17/11/10

Letter dated 14/11/10

01

02A

3A

04A

Please Note: This decision notice does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section on 0845 129 7777.

Any other statutory consent necessary must be obtained from the appropriate authority.

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

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Andy Ellis – Development Control Manager

should contact the Highway Authority, Derbyshire, County Council at County Hall, Matlock, Derbyshire, tel. 01629 580000.

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.

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.

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.

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Andy Ellis – Development Control Manager