www.highpeak.gov.uk

High Peak Borough Council

working for our community

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. Paul Goddard UK Farm Feeds Ltd Brookfield Industrial Estate Peakdale Road Dinting Glossop SK13 6LB	Application no.	HPK/2010/0622
		Registered on	08/12/2010
		Determined on	02/02/2011
Agent	Austin Associates 453 Chester Road Old Trafford Manchester M16 9HA		

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

Change of use of part of building to vehicle repair garage and M.O.T. centre at Brookfield Industrial Estate Peakdale Road Dinting 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. Vehicle repair and M.O.T servicing/operations shall only be carried out within the area shown hatched in green on drawining no. 2310/003 Rev C attached to this permission.

……..

Andy Ellis – Development Control Manager

3. The parking area shown on drawing no. 2321/007 Rev A shall be constructed, laid out, surfaced and avaialble for use within two months of the date of this permission. If the approved parking area is not implemented within this two month period the use of the site for vehicle repair garage and M.O.T centre shall cease until such time as the approved scheme is implemented. The parking area shall be maintained throughout the life of the development.

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.
2. To define the permission for the avoidance of doubt in the interests of amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
3. For the avoidance of doubt and to ensure adequate car parking provision within the site is available in to ensure the development is in accordance with Policy EMP4, EMP6, GD5 and TR5 of the High Peak Saved Local Plan Policies 2008.

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 that is considered to be appropriate to the location and is not detrimental to the amenity of the area.

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.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

EMP 4 - Primary Employment Zones
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD5 - Amenity
TR1 - Transport Implications of new development
TR5 - Access, parking and design

National Planning Policy

PPS4 Planning for Sustainable Economic Growth

PPG13 Transport

……..

Andy Ellis – Development Control Manager

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:

2310/001-B
2310/002-C
2310/003-C
2321/006
2321/007-A

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 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.

……..

Andy Ellis – Development Control Manager