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High Peak Borough Council

working for our community

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

PERMISSION

Applicant
Lomas Distribution
C/o agent

Agent
Willard Willard
Paradise Farm
Main Road
Hollington
Stoke-on-trent
ST10 4HX

Application no. HPK/2011/0119

Registered on 18/03/2011

Determined on 23/05/2011

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

Change of Use of part of quarry site for a range of storage uses, to include, HGV's and commercial vehicles, Police impounded vehicles and stockpiling of minerals (mainly for winter road maintenance). at Hillhead Quarry Harpur Hill Hartington Upper Quarter Buxton

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 site shall be used solely for the storage of HGV's, commercial vehicles, police impounded vehicles and for the stock piling of rock salt and for no other purpose.

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Andy Ellis – Development Control Manager

3. The permission hereby granted shall be for a limited period expiring on the 31st May 2016, on or before which date the use of the land for the storage of HGV's/commerical vehicles, police impounded vehicles and the stockpiling of rock salt shall be discontinued permanently.

4. All HGV's/commercial vehicles, police impounded vehicles and the stockpiling of rock salt shall be removed from the site no later than the 31st May 2016.

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. In the interests of the future restoration of the site in accordance with Policies MP10 of the Derby and Derbyshire Minerals Saved Local Plan Policies 2007 and OC1 of the High Peak Saved Local Plan Police 2008.

3. In the interests of the future restoration of the site and in accordance with Policy OC1 of the High Peak Saved Local Plan Policies 2008.

4. In the interests of the future restoration of the site and in accordance with Policy OC1 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 which would not harm the visual and rural character of the open countryside and would not prejudice the restoration and aftercare of the mineral resource.

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 7 - Industry and business in the countryside
GD6 - Landscaping
OC1 - Countryside Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

Derby and Derbyshire Minerals Saved Local Plan Policies 2007

MP10 – Reclamation and After-Use

Notes to Applicant

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Andy Ellis – Development Control Manager

Plans
The plans to which this Notice refers are listed below:
Location Plan
1440-100-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.

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Andy Ellis – Development Control Manager