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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 Mr Peter Rowbottom
Unit 4 Watford Bridge Industrial Estate
Watfrod Bridge Road
New Mills
SK22 4HJ

Application no. HPK/2011/0075

Registered on 08/04/2011

Determined on 31/05/2011

Agent

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

**Retrospective application for erection of silo loading frame and silo storage area with associated engineering works. at Watford Bridge Industrial Estate Watford Bridge Road New Mills**

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

**Conditions**

1. The filling and emptying of the storage silo hereby approved shall be limited to between the hours of 0800hrs to 1700hrs Monday to Friday

**Reasons**

1. 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.

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Andy Ellis – Development Control Manager

**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 acceptablei n terms of residential amenity, highway safety and is acceptable in terms of visual appearance in the locality.

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**
Archaeological and Other Heritage Features
EMP 4 - Primary Employment Zones
EMP 7 - Industry and business in the countryside
GD3 - Improvement Corridors
GD4 - Character Form and Design
OC1 - Countryside Development
OC4 - Landscape Character and Design
Flood Risk

**Notes to Applicant**

The applicant is advised that conditions 1 - 13 of consent ref 027373 still apply to the operation of the site.

**Plans**
The plans to which this Notice refers are listed below:
01
02
03
04

**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

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Andy Ellis – Development Control Manager

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