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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 (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

PERMISSION

Applicant Mr Austin Brady
Joule Brady Ltd
3 Reddish Green,
Bowden Lane,
Chapel-en-le-Frith
SK23 0JQ

Agent Mr Philip Lomas
7 Park Crescent,
Furness Vale
SK23 7PU

Application no. HPK/2011/0200

Registered on 27/04/2011

Determined on 08/07/2011

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

New industrial unit for the servicing and maintenance of HGVs at Central Station Yard Chapel-En-Le-Frith

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 development hereby approved shall be constructed with profiled sheeting and shall match the colour of the adjoining building, unless otherwise agreed in writing by the Local planning Authority.

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Michael Green
Planning Applications Manager

3. The existing parking and manoeuvring space within the site shall be maintained throughout the life of the development free from any impediment to its designated use.
4. The development hereby approved shall not operate outside the following hours:

   0800hrs - 1800hrs Monday to Friday
   0800hrs - 1300hrs on Saturdays

   And at any time on a Sunday and bank holidays and public holidays.

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 visual character of the locality and in accordance with Polices GD4 and BC1 of the High Peak Saved Local Plan Policies 2008.
3. In the interests of car parking standards and the operation of the highway and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
4. In the interests of the residential amenities of the surrounding residential properties and in accordance with Policies EMP6 and GD5 of the High Peak Saved Local Plan Polices 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 character of the area or the amenities of surrounding residential properties. Furthermore, the proposals provide sufficient parking and manoeuvring space to accommodate the use without harming the safe operation of the 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.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC1 - External Materials
EMP 5 - Open storage and processing
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
TR5 - Access, parking and design

National Planning Policy

Planning Policy Statement 4: Planning for Sustainable Economic Growth

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Michael Green
Planning Applications Manager

Notes to Applicant

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

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Michael Green
Planning Applications Manager

(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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Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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