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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
H Crabtree Ltd
Hyde Bank Road
New Mills
SK22 4BP

Agent
John F Lomas M.R.I.C.S M.B.Eng
Rothbury Chapel Road
Hayfield
SK22 2JF

Application no. HPK/2011/0235

Registered on 20/05/2011

Determined on 08/07/2011

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

To upgrade a section of existing yard area to the east of the site. at Unit L Thornsett Trading Estate Birch Vale

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 materials of construction for the surfacing of the yard shall be those specified on the approved plans, unless otherwise agreed in writing with the Local Planning Authority.

3. Notwithstanding the details shown on the approved plans prior to the use of the yard

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Michael Green
Planning Applications Manager

provision shall be made to ensure surface water is discharged directly into a soakway. No surface water shall be discharged directly or indirectly to the combined sewer network.

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 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.

3. For the avoidance of doubt and inaccordance with National Planning Policy PPS1 and PPS25.

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 acceptable and does not have any visual impact on the Countryside or wider area and will not cause any significant harm to the amenity of nearby occupiers.

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

EMP2 - Industry and business allocations in the central area
EMP 5 - Open storage and processing
EMP 7 - Industry and business in the countryside
GD4 - Character Form and Design
GD5 - Amenity
GD12 - Unstable Land, Landfill and Contaminated Sites
OC1 - Countryside Development
OC10 - Trees and Woodlands
TR5 - Access, parking and design

National Planning Policy

PPS1 Delivering Sustainable Development

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PPS25 Development and Flood Risk

Notes to Applicant

The River Sett is designated "main river". In accordance with the Water Resources Act 1991 and the Land Drainage Bylaws, the Environment Agency's prior written consent is required for any proposed works or structures, in, under, over, or within 8 metres of the top of the river bank.

Plans

The plans to which this Notice refers are listed below:

Location Plan
11.4/1
11.4/2

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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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

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