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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 Imran Latif
Goldline Taxis
Henry Street
Glossop
SK13 8BW

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2011/0368

Registered on 08/08/2011

Determined on 03/10/2011

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

**Proposed change of use of ground floor from warehouse to taxi maintenance, storage & office at Unit 9 Dinting Lane Industrial Estate 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. This permission shall relate to the use of the premises only. There shall be no external alterations to the premises whatsoever without the prior written approval of the local planning authority.

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Michael Green
Planning Applications Manager

3. There shall be no outside storage of plant, materials or machinery within the site without the express written consent of the Local Planning Authority.

4. No development shall take place until a detailed scheme showing the proposed parking layout and turning provision for the development shall be submitted to and approved in writing by the Local Planning Authority. The approved parking layout, including the designated number of spaces, shall be laid and constructed in accordance with the approved details prior to the use hereby approved commencing and shall be retained free from any impediment at all times thereafter.

**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.

3. In the interests of visual amenity and highway safety, in accordance with Policy TR5, GD4 (and Policies BC5 and BC8 in respect of developments in conservation areas/listed buildings) of the High Peak Saved Local Plan Policies 2008.

4. In the interests of amenity and to ensure adequate car parking provision within the site in accordance with the adopted standards of the Local Planning Authority and in accordance with Policy TR5 and GD5 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 acceptable use in an primary employment zone and should not result in any loss of amenity to the district or interests of highway safety.

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**

EMP1 - Industry and business allcoations in the Glossop area.
EMP 4 - Primary Employment Zones
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD4 - Character Form and Design
GD5 - Amenity

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Planning Applications Manager

GD7 - Crime Prevention
TR5 - Access, parking and design

**Notes to Applicant**

**Plans**
The plans to which this Notice refers are listed below:
Location Plan
Site Plan
2402-1
2402-2

**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

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