www.highpeak.gov.uk

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 L Dunwoody
Agent J R A Moorhouse BA MRTPI
18 Dale Road
Marple
SK6 6HA

Application no. HPK/2011/0505

Registered on 13/09/2011

Determined on 08/11/2011

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

Proposed change of use of redundant agricultural buildingsto log storage processing and distribution. at Fields Farm Long Lane Charlesworth

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

Conditions

1. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 8th November 2013.

2. No cutting or processing of logs, or the operation of heavy machinery in association with the business shall take place outside the hours of 8am until 6pm Monday to Saturday, and not at all on Sundays and Bank Holidays.

Reasons

1. To enable the local planning authority to re-assess the use in the interests of residential amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

……
Michael Green
Planning Applications Manager

2. In order to protect the amenities of the area, in accordance with Policy 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 which is acceptable in terms of the principle of development. The consent is granted for a temporary period to enable assessment of the impact of the use on residential amenity and 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

EMP 7 - Industry and business in the countryside
GD3 - Improvement Corridors
GD4 - Character Form and Design
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
TR5 - Access, parking and design

National Planning Policy
PPG2 Green Belts

Plans
The plans to which this Notice refers are listed below:
Location Plan LD/1/Rev A
Site Plan LD/3/Rev A
LD/4

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.

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Michael Green
Planning Applications Manager

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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Planning Applications Manager

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