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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
Ashbourne Estates
3rd Floor 1 St James Square
Manchester
M2 6DN

Agent
G L Hearn
3rd Floor
1 St James Square
Manchester
M2 6DN

Application no. HPK/2011/0704

Registered on 23/12/2011

Determined on 17/02/2012

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

Resubmission of HPK/2011/0224 Proposed External Alterations and Rear Extension to Existing Building Together with the Installation of Plant & Equipment at Masons Arms Station Road Hadfield 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. No works shall take place on site until details of proposed windows, doors and replacement fascia and their surrounds, including glazing bar details at 1:20, colour, surface treatment

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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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and recessed position, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

3. No development shall commence until details of the materials to be used in the construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be implimented and retained in accordance with the approved details.

4. Prior to the commencement of development, details of the following shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full as agreed and retained in perpetuity:

   (i) The area to be set aside for bin storage
   (ii) Details showing the location of the smoking area including any shelter to be provided
   (iii) Drawings showing the visibility splays for the rear access as shown on plan P 113 F
   (iv) The colour to be applied to the external surfaces of the proposed fencing
   (v) Visibility splays for gate 2

5. No development shall commence untill drawings showing visibility splays have been provided for Gate 2 fronting Kiln Lane. Gates 1 and 2 fronting Kiln Lane, as shown on drawing P113 F shall open inwards only and shall be retained as such in perpetuity.

6. The area shown as allocated for the parking of two cars on drawing P 113 F shall be provided prior to the commencement of the use and retained availible for that use for the life of the development.

7. The fence bounding the south west of the site and adjacent to the access road to the rear of the site shall be be imperforate and with no openings unless agreed otherwise in writing by the Local Planning Authority. The fencing shall be retained in perpetuity and the vehicle access bounding No 14 Kiln Lane shall not be used to facilitate access for the loading and unloading of service vehicles.

8. No development shall commence until a noise assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the rating level of the noise emitted from the external condenser and the air conditioning units operating both singularly or in combination shall not exceed the pre-existing background noise level determined at the times the plant will be in operation. The rating levels and pre-existing background levels shall be determined in accordance with BS4142:1997 at the boundaries of noise sensitive premises in the immediate vicinity. The equipment shall be installed and retained according to the details provided within the assessment.

   The assessment shall be undertaken by a suitably qualified acoustic consultant/engineer.

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No such equipment shall be operated until such noise criteria can be met, and suitable maintenance shall be carried out throughout the life of the development to ensure the noise criteria are continued to be met.

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 of the High Peak Saved Local Plan Policies 2008.

3. In the interests of visual amenity, in accordance with Policies GD4 and TC9 of the High Peak Saved Local Plan Policies 2008.

4. In the interests of visual amenity and to protect the residential amenities of neighbouring properties as required by High Peak saved Local Plan policies GD4, GD5, TC9 and TR5.

5. In the interests of highway safety as reuired by High Peak saved Local Plan policy TR5.

6. In the interests of highway safety as reuired by High Peak saved Local Plan policy TR5.

7. To prevent a loss of residential amenity as required by High Peak saved Local Plan policies GD4, GD5 and TC9 to No 14 Kiln Lane by the displacement of activity onto the access road
8. To prevent a serious of residential amenity to nearby residential properties, in accordance with Policies GD4 and TC9 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 subject to planning conditions does not harm the appearance of the property or its surroundings, residential amenities of neighbouring residential properties nor 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

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BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
GD7 - Crime Prevention
GD12 - Unstable Land, Landfill and Contaminated Sites
TC1 - Town Centres
TC9 - The Evening Economy Pubs, Clubs and takeaways
TR5 - Access, parking and design

National Planning Policy

PPS1 Sustainable Development and Climate Change

PPS4 Economic Development

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
(P) 112
(P) 113
(P) 202 Rev A
(P) 212 Rev F
(P) 213 Rev F

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

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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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