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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 Paul Ryder
23 Sterndale Moor
Buxton
SK17 9QB

Agent Nash-Moore
Mr Nigel Booth
67
Mill Lane
Belper
Derby
DE56 1LH

Application no. HPK/2012/0330

Registered on 19/06/2012

Determined on 14/08/2012

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

Erection of two agricultural plant & machinery storage buildings ancillary to agriculture at Land Off Stable Lane Burbage Buxton

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 buildings hereby approved shall be used for the storage of agricultural equipment and implements, in accordance with the application details, only.

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Michael Green
Planning Applications Manager

3. No vehicle repairs or maintenance shall take place outside the buildings.

4. There shall be no outside storage of plant, materials or machinery within the site without the express written consent of the local planning authority.

5. The materials of external construction shall be profiled steel sheeting, coloured dark brown as shown on the approved drawings.

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. For the avoidance of doubt and in particular to protect the character of the countryside.

3. In order that the amenities enjoyed by the occupants of the adjacent dwellings shall not be injured, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

4. In the interests of visual amenity and in order to protect the character of the countryside, in accordance with Policy GD4 and OC1 of the High Peak Saved Local Plan Policies 2008.

5. In the interests of visual amenity and in order to protect the character of the countryside, in accordance with Policy GD4 and OC1 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 supports an established business in line with advice in the National Planning Policy Framework, without significant detriment to the character of the area or to the amenity of neighbouring residents.

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
GD2 - Built up area boundaries
GD4 - Character Form and Design
OC1 - Countryside Development
OC4 - Landscape Character and Design

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Michael Green
Planning Applications Manager

National Planning Policy Framework

Notes to Applicant

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

Location Plan
A1
A2
A3
A4
A5
A6

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.

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Michael Green
Planning Applications Manager

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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Michael Green
Planning Applications Manager

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