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 Richard Mostyn-Jones
Mrssrs Bradbury And Son
Staden Business Park Staden Lane
Buxton
SK17 9RZ

Application no. HPK/2012/0634

Registered on 06/11/2012

Determined on 04/02/2013

Agent

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

Application to Replace Extant Planning Permission - HPK/2009/0440 for Proposed Chill Store Extension. Storage, Office, Canteen & Staff Facilities at Staden Business Park, Staden Lane, 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 materials of external construction shall match those used on the existing building, as shown on plan ref 196-2-05 Rev C in their colour, form and texture, unless otherwise agreed in writing with the Local Planning Authority.

3. Before any other operations are commenced (excluding demolition/ site clearance), space shall be provided within the site curtilage for the storage of plant and materials, site

…….
Michael Green
Planning Applications Manager

accommodation, loading and unloading of goods vehicles, parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

4. The extension the subject of the application, shall not be taken into use until space has been provided within the application site in accordance with plan ref 196-2-05 Rev C for the parking, loading and unloading, and manoeuvring of visitors, staff, service and delivery vehicles (including secure covered cycle parking), laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use.

5. Prior to the commencement of the development, a detailed scheme including construction and drainage details showing the proposed perimeter access road shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be installed prior to the first occupation of the extension hereby approved.

6. The existing access points shall be maintained with a 2.4m x 50 visibility splays in each direction, the area in advance of the sightlines being maintained clear of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level.

7. A 2.4m x 50m visibility splay shall be preserved at the junction of the industrial estate road with Staden Lane, the area in advance of the sightlines being maintained free from any obstruction to visibility over 600mm high relative to the nearside carriageway channel level and so maintained for the life of the development.

8. No part of the development hereby approved shall be occupied until a travel plan and timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. This should include initiatives such as car share schemes for staff and ways in which to reduce single occupancy vehicles trips to and from the site. The travel plan shall be monitored, reviewed and modified and submitted annually to the Local Planning Authority.

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. To ensure satisfactory service provision in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

……

Michael Green
Planning Applications Manager

4. In accordance with the Councils car parking standards and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

5. In order to ascertain how this may affect the integrity of the existing public highway and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

6. In order to provide adequate visibility from the site in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

7. In the interests of the safe operation of the highway and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

8. In the interests of sustainable travel and in accordance with Policy TR1 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 would assist in creating new job opportunities and therefore contribute towards the economy of the area. Furthermore, the site is an established storage and distribution depot within a designated employment zone, and therefore provides for a sustainable form of development.

Although no pre-application discussions were carried out, the proposed development has previously been granted planning permission in accordance with the current Local Plan Policies and is considered to be a sustainable form of development. As such the development complies with the provisions of the NPPF.

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

BC1 - External Materials
EMP3 - Industry and business in the Buxton area
EMP 4 - Primary Employment Zones
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
TR5 - Access, parking and design

National Planning Policy Framework
Paragraphs 11-13 – Presumption in favour of sustainable development

…….
Michael Green
Planning Applications Manager

Paragraph 17 – Core Planning Principles
Paragraphs 18-22 Building a strong, competitive economy

Notes to Applicant

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

196-2-02 Rev A

196-2-03 Rev A

196-2-04 Rev A

196-2-05 Rev C

196-2-06 Rev A received on 3rd November 2009

A4561- 51K

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.

……
Michael Green
Planning Applications Manager

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.

.....
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk