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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 Mr Amed Khudhur
Aiden Soaps Hand Carwash
Unit 2 Bridge Street
Buxton
SK17 6BS

Agent AJS Architecture
Mr Andrew Smith
32 Carr Road
Buxton

Application no. HPK/2012/0691

Registered on 15/01/2013

Determined on 12/03/2013

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

Retention of Use as Hand Car Wash & Proposed erection of Shed at 18 Bridge Street 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. Within 28 days of the grant of consent a scheme to manage the disposal of foul drainage via the main foul sewer or combined sewer from the site and a timescale for its implementation shall be submitted to the Local Planning Authority for written approval. The scheme shall thereafter be implemented in accordance with the approved details/ timescale and maintained

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Michael Green
Planning Applications Manager

thereafter for the lifetime of the development.

3. Where the presence of contamination is confirmed, no development shall commence until satisfactory remedial measures have been agreed in writing with the Local Planning Authority to remove or render harmless any contaminants found. The approved remediation scheme shall be implemented.

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 ensure a satisfactory standard of drainage and in the interests of the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

3. To ensure that the site is developed in a safe manner in the interests of the amenity 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 that is considered to be an acceptable use within this location that will not cause harm to the character or appearance of the area nor have a detrimental impact on the amenity of the area by virtue of noise, pollution, traffic or general activity.

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
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
TR5 - Access, parking and design

National Planning Policy Framework

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Notes to Applicant

Authorisation from the local sewerage undertaker (Severn Trent Water) must be sought as the entering of wash water into their foul sewer may require a trade effluent discharge agreement.

Clean and contaminated water should be kept seperate where possible with contaminated water going to the foul sewer and clean to surface water sewer. An oil residue interceptor should be considered. Please see the Environment Agency's Pollution Prevention Guidance 5 (PPG 5) "Works or maintenance in or near water" for information.

During the course of the consideration of the application the Council sought amendments to the proposals to ensure that the development provided appropriate drainage commensurate with the use. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 of the NPPF.

Plans

The plans to which this Notice refers are listed below:

SITE PLAN 01
PROPOSED 01
PROPOSED 02 A

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.

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(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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Michael Green
Planning Applications Manager