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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 Nigel Coley
Horderns Motor House Pension Scheme
79-85 Market Street
Chapel en le Frith
SK23 0JD

Application no. HPK/2013/0011

Registered on 23/01/2013

Determined on 14/03/2013

Agent Simon Coley
Mr Simon Coley
2 Waters Edge Lane
Chapel-en-le-Frith
SK23 0LP

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

Proposed Refurbishment of Existing Shopfront, Change of Use of Garage to A1 and Additional New Access at the Rear to Accomodation Above at 73 Market Street Chapel-En-Le-Frith

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

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. The materials of external construction shall match those used on the existing building in their colour, form and texture, unless otherwise agreed in writing with the Local Planning

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Planning Applications Manager

Authority.

3. Prior to the commencement of the development hereby approved, a colour scheme for the shop front as approved shall be submitted to, and agreed in writing by the Local Planning Authority. The agreed scheme shall then be implemented prior to the commencement of the additional use of retail space and shall be maintained in accordance with the agreed scheme unless otherwise agreed in writing with the Local Planning Authority.

Reasons

1. To comply with the provisions of Section 51 of the Town and Country Planning, 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. In the interests of visual amenity of the area and character of the conservation area in accordance with policies GD4 and BC5 of the Local Plan.

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 will preserve and enhance the Chapel-en-le-Frith conservation area and which will contribute to the vitality and viability of the town centre.

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

BC5 - Conservation Areas
GD4 - Character Form and Design
TC1 - Town Centres
TC5 - Small shops
TR5 - Access, parking and design

National Planning Policy Framework

In accordance with Article 31 (1) (cc) Town & Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012**,** the Council were proactive during the course of the consideration of the application as amendments were sought to the proposals to

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ensure that an acceptable form of development would result. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 of the NPPF.

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan 158-SP01
158-LP01
15/-TP02
158-TP03
158-TP04
15/-TP05
158-TP06
158-TP11
158-TP12
158-TP13A
158-TP14
158-TP15
158-TP16
158-TP30A
158-TP31
158-LP11

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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Planning Applications Manager