High Peak Borough Council

working for our community

Application for removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr
First name:	
Surname:	
Company name	Tesco Stores Ltd
Street address:	Po Box 400
	Cirrus House
	Shire Park
Town/City	Welwyn Garden City
County:	Hertfordshire
Country:	UK
Postcode:	AL7 1AB

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Miss
First Name:	Emma
Surname:	Warren
Company name:	GL Hearn
Street address:	
	1 St James Square
Town/City	Manchester
County:	Lancashire
Country:	
Postcode:	M2 6DN

	Country Code	National Number	Extension Number
Telephone number:		0161 829 7800	
Mobile number:			
Fax number:			

Email address: emma.warren@glhearn.com

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: 78 Suffix:

House name: Masons Arms

Street address: Station Road

Hadfield

Town/City: Glossop

County:

Postcode: SK13 1DL

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 402184

Northing: 396272

Description:

Former Mason's Arms Public House

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Paul Surname: Edwards

Reference: Development Control - Environmental Services

Date (DD/MM/YYYY): 10/04/2013 (Must be pre-application submission)

Details of the pre-application advice received:

Verbal communication in relation being unable to provide the spaces as required through the planning permission. Expression of disappointment that these could not be achieved on site and request for plan showing extent of neighbours right of access.
We are still awaiting final comments back from Nick Knowles in relation to the Highway Engineer

5. Description of Proposal

Please provide a description of the approved development as shown on the decision letter:

Resubmission of HPK/2011/0224 Proposed External Alterations and Rear Extension to Existing Building together with the installation of Plant and Equipment at Masons Arms, Station Road, Hadfield, Glossop

Application reference number: HPK/2011/0704 Date of decision: 17/02/2012

Please state the condition number(s) to which this application relates:

Condition number(s):

6

Has the development already started? (•) Yes ( ) No If Yes, please state when the development was started: 21/03/2013

Has the development been completed? ( ) Yes (•) No

6. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed:

It is considered that this condition does not meet the tests of a valid planning application as detailed within Circular 11/95 in that this condition is not necessary or that it is relevant to the permission granted. Similarly, Policy TR5 states that development should have regard to parking, access, manoeurvring, servicing and highway guidelines where appropriate.
Additionally, this condition conflicts with the legal right of access that no 74 Station Road has over this area of the site. This requires access with or without a vehicle at all times.

If you wish the existing condition to be changed, please state how you wish the condition to be varied:

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

(•) The agent ( ) The applicant ( ) Other person

8. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Miss First name: Emma Surname: Warren

Person role: Agent Declaration date: 03/04/2013 ☒ Declaration made

8. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Miss First Name: Emma Surname: Warren

Person role: Agent Declaration date: 03/04/2013 ☒ Declaration Made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 03/04/2013