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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 David Hall
3 Lesser Lane
Waterswallows Road
Buxton
SK17 7JL

Application no. HPK/2013/0072

Registered on 25/02/2013

Determined on 13/05/2013

Agent

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

Proposed Change Of Use from Domestic Garage to Business Storage at 25 White Knowle Road, Buxton

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

Conditions

1. The use hereby permitted shall be discontinued and the garage restored to its former domestic use within 12 months of the date of this permission.

2. This permission shall enure for the benefit of Mr David Hall only and shall not enure for the benefit of any other person(s).

3. The development hereby approved shall be used solely for storage purposes and no other use.

4. No members of the public shall visit the site at any time.

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Michael Green
Planning Applications Manager

5. The use hereby permitted shall not be operated outside of the following hours:

   0800 - 1800 hours Mondays to Fridays
   0800 - 1300 on Saturdays
   And at no time of a Sunday or bank holiday.

Reasons

1. To enable the Local Planning Authority to re-assess the impact of the development on the residential amenities of the surrounding area and in a accordance with Policy GD5 and EMP6 of the High Peak Saved Local Plan Policies 2008.

2. The site is located within a residential building whereby the specific circumstances of the applicant and the residential amenities of the neighbouring apartments have been taken into account, and in accordance with Policies GD5 and EMP6 of the adopted High Peak Saved Local Plan Policies 2008

3. In the interests of residential amenity and in accordance with Policies GD5 and EMP6 of the adopted High Peak Saved Local Plan Policies 2008.

4. In the interests of residential amenity and the Councils parking standards and in accordance with Policies GD5 and EMP6 of the adopted High Peak Saved Local Plan Policies 2008.

5. In the interests of residential amenity, in accordance with Policies EMP6 and 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 which given the sustainable location and subject to the imposition of specific planning conditions would not harm residential amenity and would not create an unacceptable impact on the safe operation of the adjacent highway.

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.

This development is considered to be a sustainable form of development and so complies with the provisions of the NPPF.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

EMP 6 – Industry and business within the built-up area boundaries and homeworking
GD2 – Built up area boundaries
GD4 – Character Form and Design

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Planning Applications Manager

GD5 – Amenity
TR5 – Access, parking and design

National Planning Policy Framework
Paragraphs 17, 19 and 21.

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan
Plan 1

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.

The permission is granted in strict accordance with the approved plans. It should be noted however that:

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Michael Green
Planning Applications Manager

(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

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