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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
Tesco Stores Ltd
P.O. BOX 400 Cirrus House
Shire Park
Welwyn Garden City
AL7 1AB

Agent
G L Hearn Partners
1St James Court
Manchester
M2 6DN

Application no. HPK/2012/0602

Registered on 30/10/2012

Determined on 24/05/2013

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

Proposed External Alterations to include Alteration to Roof, Relocation of Rear Access Door. Removal of External Steps and the Removal of the Pedestrian Access Gate to Kiln Lane. Alterations to Kiln Lane Elevation at 78 Station Road Hadfield Glossop

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. No works shall take place on site until details of windows and their surrounds (including decorative features where these are to be altered) including glazing bar details at 1:2, doors

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Michael Green
Planning Applications Manager

and replacement fascia , together with details of the door joinery, have been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

3. No development shall commence until details of the materials to be used in the construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

4. Prior to th ecommencement of development, details of the following shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full aa agreed and retained in perpetuity:

   (i) Details showing the location of the smoking area including any shelter to be provided
   (ii) Drawings showing the visibility splays of the rear access.
   (iii) Details of the boundary structures including colour to be applied to their external surfaces.

5. Prior to the commencement of development, drawings shall be submitted and approved by the Local Planning Authority showing off street parking within the site for two cars. The scheme shall be implemented and retained in accordance with the drawings.

6. The fence bounding the south west of the south west of the site and adjacent to the access road to the site shall be imperforate, with no openings, unles agreed otherwise in writing with the Local Planning Authority. The fencing shall be retained in perpetuity and the vehicle access bounding No 14 Kiln Lane shall not be used to facilitate access for the loading and unloading of service vehicles.

7. No development shall commence until a noise assessment has been submitted to and approved in wriitng by the Local Planning Authority.The assessment shall demonstrate that the rating level of the noise emitted from the external condensor and air conditioning units operating both singularly or in combination shall not exceed the pre existing background noise elvel determined at the times the plant will be in operation. the rating levels and pre existing background levels shall be determined in accordance with BS4142:1997 at the boundaries of noise sensitive premises in th eijmmediate vicinity. The equipment shall be installed and retained according to the details provided within hte assessment. The assessment shall be undertaken by a suitably qualified acoustic consultatnt/engineer.

8. For the avoidance of doubt, the ATM shown on drawing (P) 203 shall not be open between the hours of 12:00 midnight on one day and 7 am on the following day.

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

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Local Plan Policies 2008.

3. 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.

4. In the interests of visual amenity and highway safety as required by High Peak saved Local Plan Policies GD4, GD5, TC9 and TR5.

5. In the interests of highway safety and in accordance with the requirements of High Peak Local Plan Policy TR5 and section 4 of the National Planning Policy Framework.

6. To prevent a loss of residential amenity as required by High Peak saved Local Plan policies GD4, GD5, andTC9 to No 14 Kiln Lane by te displacement of activity onto th access.

7. To prevent a serious loss of residential amenity to nearby residenital properrties, in accordance with policies GD4 and TC9 of the High Peak saved Local Plan Policies 2008.

8. In the interests of amenity, in accordance with Policy GD5 and GD12 of the HIgh Peak saved Local Plan policies 2008 and National Planning Policy Framework section 11.

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 subject to planning conditions does not unduly harm the appearance of the property or its surroundings, residential amenities of neighbouring residential properties nor highway safety.

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
GD4 - Character Form and Design
GD5 - Amenity
GD7 - Crime Prevention
GD12 - Unstable Land, Landfill and Contaminated Sites
TC1 - Town Centres
TC2 - Town Centre Environment

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TC9 - The Evening Economy Pubs, Clubs and takeaways
TR5 - Access, parking and design

National Planning Policy Framework sections 7

Notes to Applicant

The Local Planning Authority has given advice on a number of occasions prior to the determination of the application.

Plans
The plans to which this Notice refers are listed below:
Location Plan
(P)203 dated 24/1/13

(P)503

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.

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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

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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