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High Peak Borough Council

working for our community

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 Peter W Wood
The Old Hall Foolow
Nr Eyam
Hope Valley
S32 5QR

Application no. HPK/2013/0254

Registered on 16/05/2013

Determined on 08/07/2013

Agent

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

Proposed New Portal Framed Industrial Building at Street Crane Co Ltd, Sheffield Road, 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 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. The development hereby approved shall be constructed with Kingspan Merlin Grey cladding and buff coloured stone as submitted and agreed under ref HPL/2010/0464, unless otherwise agreed in writing by the Local Planning Authority.

3. The development hereby approved shall be carried out strictly in accordance with the Noise impact Assessment by Clements Acoustics dated 1 August 2012.

…….
Michael Green
Planning Applications Manager

4. No plant or equipment shall be sited externally to the building, unless it is operated in accordance with the noise control measures identifed in the noise impact assessment referred to in condition 3.

5. No discharges to atmosphere of any gaseous or particulate matter shall take place, arising from the operation of any process or plant within the building hereby approved.

6. During the construction works the storage of plant and materials, site accommodation, loading and unloading of goods vehicles/ parking and manoeuvring of site operatives and visitors vehicles shall be undertaken strictly in accordance with plan ref T0096-C Rev A.

7. During the construction works the existing car park shall be operated in accordance with the Site Access Method Statement.

8. Prior to the first occupation of the development hereby approved the cycle provision as shown on the submitted details shall be installed and therefore maintained for the purposes of cycle parking.

9. Prior to the first occupation of the development hereby approved, the service yard, loading and unloading and turning areas shall be laid out and formally demarcated in accordance with the approved plans. Thereafter these areas shall be maintained free from any obstruction for the lifetime of the development.

10. There shall be no external storage in the service yard.

11. The development hereby approved shall be carried out in accordance with the submitted Travel Plan. Reports demonstrating progress on promoting sustainable transport measures shall be submitted annually on each anniversary of the date of the planning consent, to the Local Planning Authority for approval for a period of five years from the first occupation.

12. The approved landscaping shall be carried out in the first planting and seeding season following the first occupation of the buildings and no later than 12 months of that occupation or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the approved scheme die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written consent to any variation.

13. Prior to the commencement of development, a method statement for the disposal of surface water drainage shall be submitted to and approved in writing with the Local Planning Authority. Thereafter the approved details shall be installed prior to the first occupation of the building hereby approved.

Reasons

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Michael Green
Planning Applications Manager

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 the visual amenities of the locality and in accordance with Policies BC1 and GD4 of the High Peak Saved Local Plan Policies 2008.

3. To protect the amenities of the occupiers of nearby premises from unacceptable noise levels and in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

4. In the interests of residential amenity and to ensure that that plant and equipment are adequately sound proofed and in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

5. In the interests of residential amenity and pollution control and in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

6. To ensure satisfactory service provision in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

7. In the interests of highway safety and car parking and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

8. In the interests of sustainable transport objectives and in accordance with Policy TR1 of the High Peak Saved Local Plan Policies 2008.

9. In the interests of highway safety and car parking and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

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11. In the interests of sustainable transport objectives and in accordance with Policy TR1 of the High Peak Saved Local Plan Policies 2008.

12. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.

13. To ensure that an adequate method of drainage is provided for the development and in accordance with paragraph 109 of the National Planning Policy Framework.

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 would enable an established business to expand in a sustainable manner and thereby contribute towards economic growth. Furthermore, it is considered that the development would not harm either the visual or residential amenities of the locality, and would provide for a safe means of access into the site.

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Michael Green
Planning Applications Manager

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.

In accordance with the requirements of paragraph 187 of the National Planning Policy Framework the Local Planning Authority has worked proactively with the applicants to secure sustainable development.

POLICIES RELEVANT TO THIS DECISION

High Peak Local Plan Saved Policies

BC1 - External Materials
EMP2 - Industry and business allocations in the central area
EMP 4 - Primary Employment Zones
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
TR5 - Access, parking and design

National Planning Policy Framework
Paragraphs 1- 17
Section 1: Delivering a strong, competitive economy
Section 4: Promoting sustainable transport

Notes to Applicant

Plans
The plans to which this Notice refers are listed below:
Location Plan received 11/6/13
3577_06 Rev A
T0096-A Rev A
T0096-B Rev A
T0096-C Rev A
T0096-D Rev A
T0096-E Rev 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.

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Michael Green
Planning Applications Manager

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:
(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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