



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	Peveril Securities Ltd	Application no.	HPK/2013/0555
	c/o Agent	Registered on	11/10/2013
Agent	RED Property Services	Determined on	23/12/2013
	The Edge Business Centre		
	Clowes Street		
	Manchester		
	M3 5NA		

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

Proposed Change of Use of Units 3 & 4 From A1 to Flexible A1/A3/A4 Use Classes and Creation of an Exterior Terraced Area. at Howard Town Mill 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. The joinery sections of the new window frames and doors hereby permitted shall match in profile, section and finished colour those on the existing building unless otherwise agreed in writing with the local planning authority.

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Michael Green
Planning Applications Manager

3. All inlet and extract ventilation systems shall be fitted with effective silencers in accordance with an acoustic specification to be agreed in writing with the Local Planning Authority. The approved silencers shall be installed prior to commencement of the use of the development and maintained thereafter.

4. The use hereby permitted shall not be open outside the hours of:

- 0800hours and 0000hours Monday to Fridays;
- 0800hours and 0030hours on Saturdays; and
- 0800hours and 2330 hours on Sundays and Bank Holidays.
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5. Notwithstanding the details shown on approved drawing no: LNG2967.03 (LL)B the external seating area hereby approved shall be limited to the area of land immediately to the rear of Units 3 & 4 and shall not extend beyond this or include the area of land to the rear of Unit 5.

6. Before the use hereby permitted commences full details of the surface materials, means of enclosure and landscape proposals for the external seating area shall be submitted to and approved in writing by the Local Planning Authority. This area shall be constructed and laid out in full accordance with the approved details.

7. The hours of use of the external seating/trading area shall be limited from 0900hrs to 22:00hrs on any day.

8. The external seating/trading area shall not be lit outside the hours of 0900hours and 2200hours on any one day.

9. There shall be no emptying of waste glass in the external bins outside the hours of 0700hours and 2200 hours on any one day.

10. The extraction duct to the catering area shall not be fitted with any cap or cowl.

11. There shall be no amplified music played at the premises at any time unless otherwise agreed in writing with the Local Planning Authority.

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 Local Plan Policies 2008.

3. In the interests of amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

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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
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4. In the interests of amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
5. For the avoidance of doubt and to protect the amenities of neighbours residents.
6. In the interests of visual amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
7. In the interests of amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
8. In the interests of amenity, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
9. In order that the amenities enjoyed by the occupants of the adjacent dwellings shall not be injured, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
10. In order that the amenities of the district shall not be injured, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
11. In order that the amenities enjoyed by the occupants of the adjacent dwellings shall not be injured, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.

Summary of reasons for granting permission

The Council has sought (negotiated) a sustainable form of development which complies with the provisions of paragraphs 186-187 of the NPPF.

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
- BC5 - Conservation Areas
- GD4 - Character Form and Design
- GD5 - Amenity
- TC9 - The Evening Economy Pubs, Clubs and takeaways
- TC11 - Regeneration Areas in Glossop

National Planning Policy Framework

Paragraph 17

Section 1 Building a strong, competitive economy.

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Section 2 Ensuring the vitality of town centres.
Section 12 Conserving and enhancing the historic environment.

Notes to Applicant

None

Plans

The plans to which this Notice refers are listed below:

06050/D101 Rev C
NL08528/01
P2952-SK 4201 Rev B
2952 - SK4211
P1964 - 100
P1964 - SK01A
LNG2767.01A
LNG2767.02A
LNG2967.03(LL) B
LNG2967.04(LL) B
P2952 - SK 4210 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.

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.

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(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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