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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 Lee Jones
Green Stem Propoerties Ltd
1 Spring Bank
Hadfield
Glossop
SK13 1NY

Application no. HPK/2013/0613

Registered on 13/11/2013

Determined on 30/12/2013

Agent

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

Proposed change of use to first & second floor to self contained residential flat.
Proposed change of use of ground floor to A3 - Coffee Shop at 128 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. The development hereby approved shall not be carried out otherwise than in complete accordance with the submitted plans and specifications as follows:-

Drawing No AUP023 L(20) 01 - Existing Ground Floor Plan;
Drawing No AUP023 L(20) 02 - Existing Ist Floor Plan;

……
Michael Green
Planning Applications Manager

Drawing No AUP023 L(20) 03 - Existing 2nd Floor Plan;
Drawing No AUP023 L(20) 04 Rev A - Proposed Ground Floor Plan;
Drawing No AUP023 L(20) 05 Rev A - Proposed Ist Floor Plan;
Drawing No AUP023 L(20) 06 - Existing and Proposed Rear Elevation;
Drawing No AUP023 L(90) 01 - 1/200 Site Location Plan;
Drawing No AUP023 L(90) 02 - 1/100 Site Plan;
Un-numbered 1/1250 Location Plan, and
Un-numbered - Industrial wall fan SAX

3. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting the Order with or without modification) the premises shall only be used as a coffee-shop, and for no other use (including a cafe/restaurant [A3 uses] or hot food shop [A5} uses, and no change of use permitted by Class (i) of Part (i) of Schedule 2 of the Order shall take place on the application site.

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. For clarity and for the avoidance of doubt.

3. To enable the Council to exercise control over future developments at the site, in accordance with Policy GD4 and Policy GD5 of the High Peak Saved Local Plan Policies 2008 and in order to assess and future requirements for extraction of cooking smells/fumes.

Summary of reasons for granting permission

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
BC2 - Shop Fronts
GD2 - Built up area boundaries
GD4 - Character Form and Design

……
Michael Green
Planning Applications Manager

GD5 - Amenity
GD7 - Crime Prevention
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TC1 - Town Centres
TC6 - Retention of Local Centres and Village Shops
TC9 - The Evening Economy Pubs, Clubs and takeaways
TC12 - Prime retail Frontage

National Planning Policy Framework

Notes to Applicant

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

"The applicant is advised that the use approved does not permit the preparation of hot food to the extent that would require the installation of a flue under environmental health llegislation. Should operations on site be deemed to require the installation of a ventilation system other than the expelair fan shown on the approved plan, consent under the Planning Act 1990 would also be required for both the necessary flue , and a change of use from a coffee shop, to that of either a restaurant (A3) or Hot
Food Takeaway (A5)."

Plans
The plans to which this Notice refers are listed below:
Location Plan
AUP023 L(20) 01
AUP023 L(20) 02
AUP023 L(20) 03
AUP023 L(20) 04 Rev A
AUP023 L(20) 05 Rev A
AUP023 L(20) 06
AUP023 L(90) 01
AUP023 L(90) 02

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.

……
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.
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