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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 Martin Dooney
J Wilkinson Shopfitting
Carrfield Works Park Lane
Preesall
Poulton-le-Fyde
FY6 0LU

Agent Evolve RPS Limited
The Coach House
The Grange Business Park
Hewish
BS24 6RR

Application no. HPK/2013/0610

Registered on 11/11/2013

Determined on 15/01/2014

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

Alterations to the Existing Shop Front, New Automated Sliding Entrance Doors, Re-positioning ATM Machine. New Hit and Miss Fenced Store to be Constructed to Left Hand Side of Shop Front at 1 Pennine Road Simmondley 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.

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Michael Green
Planning Applications Manager

2. Notwithstanding any information shown on the approved plans, within one month from the date of this consent a detailed scheme including the specification and positioning for the proposed lighting and CCTV for the ATM shall be submitted in writing for approval by the Local Planning Authority. The lighting and CCTV shall be installed in accordance with these details and within one month of the date of their approval. The lighting and CCTV shall be maintained for the life of the development.

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 amenity and to create a safe and secure environment in accordance with Policy GD5 and GD7 of the High Peak Saved Local Plan Policies 2008 and Section 8 of the National Planning Policy Framework.

Summary of reasons for granting permission

The Council has 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
BC2 – Shop Fronts
EMP 6 – Industry and business within the built-up area boundaries and homeworking
GD2 – Built up area boundaries
GD4 – Character Form and Design
GD5 – Amenity
GD7 – Crime Prevention
TC5 – Small shops
TR5 – Access, parking and design

National Planning Policy Framework
Paragraph 17, Section 7, Section 8

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Planning Applications Manager

Notes to Applicant

The application relates to planning permission for the proposed works to the building and gives no consent for any advertisement to be displayed that may require a seperate application under The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Plans

The plans to which this Notice refers are listed below:

Location Plan
CP-SIMM-001-001
CP-SIMM-001-002 Rev B
CP-SIMM-001-003 Rev A
CP-SIMM-001-004 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.

(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.

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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

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

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