



www.highpeak.gov.uk

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 2015

FULL PLANNING APPLICATION

PERMISSION

Applicant	Mrs Rosie Wallace Glossop Garden Centre Ltd Glossop Garden Centre Railway Street Glossop SK13 7AG	Application no. HPK/2015/0514 Registered on 25/09/2015 Determined on
Agent	SJ Design Ltd The Old Co-Op Building Church Street Hayfield SK22 2JE	

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

Proposed extension to existing garden centre to form cafe area and additional internal space for garden centre. at Glossop Garden Centre Ltd Railway Street 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 permitted shall be carried out in accordance with the following approved plans:100A, 200A

.....
Signed on Behalf of High Peak Borough Council

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

3. The materials of external construction shall match those used on the existing building in their colour, form and texture, unless otherwise agreed in writing with the Local Planning Authority.

4. The area marked as 'garden centre/cafe' and 'cafe area' site shall remain an ancillary use of the main garden centre use, and shall not be subdivided into a self contained operation (including any other purpose in Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by The Town and Country Planning (Use Classes) Order 2015), or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification.

5. The ancillary cafe use hereby permitted shall only take place between the hours of 9.00am and 5.30pm from Monday to Saturday and between 10.00am and 4.00pm on Sunday.

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 the avoidance of doubt and in the interests of proper planning.

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. The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case, in accordance with the High Peak Saved Local Plan Policies 2008, Emerging High Peak Local Plan and the National Planning Policy Framework.

5. To ensure the creation/retention of an environment free from intrusive levels of noise and activity in the interests of the amenity of the area, in accordance with Policies GD5, TC2 (of the High Peak Saved Local Plan Policies 2008).

Summary of reasons for granting permission

This is considered to be a sustainable form of development and so complies with the provisions of the NPPF. (Use this for example- where no amendments/improvements needed to a scheme).

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.

.....
Signed on Behalf of High Peak Borough Council

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

POLICIES RELEVANT TO THIS DECISION

Adopted High Peak Local Plan (Saved Policies) 2008

BC1 - External Materials

TC1 – Town Centres

TC2 – Town Centre Environment

GD4 - Character Form and Design

GD5 - Amenity

TR5 - Access, parking and design

High Peak Local Plan Submission Version April 2014

CF6 – Accessibility and Transport

EQ5 – Design and Place Making

CF1 - Retail and Town Centres

S1 – Sustainable Development Principles

S2 – Settlement Hierarchy

National Planning Policy Framework

Paragraph 17 – Core Planning Principles

Paragraph 39 – Parking standards

Section 7 – Requiring Good Design

Notes to Applicant

Plans

The plans to which this Notice refers are listed below:

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

.....
Signed on Behalf of High Peak Borough Council

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

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.

.....
Signed on Behalf of High Peak Borough Council