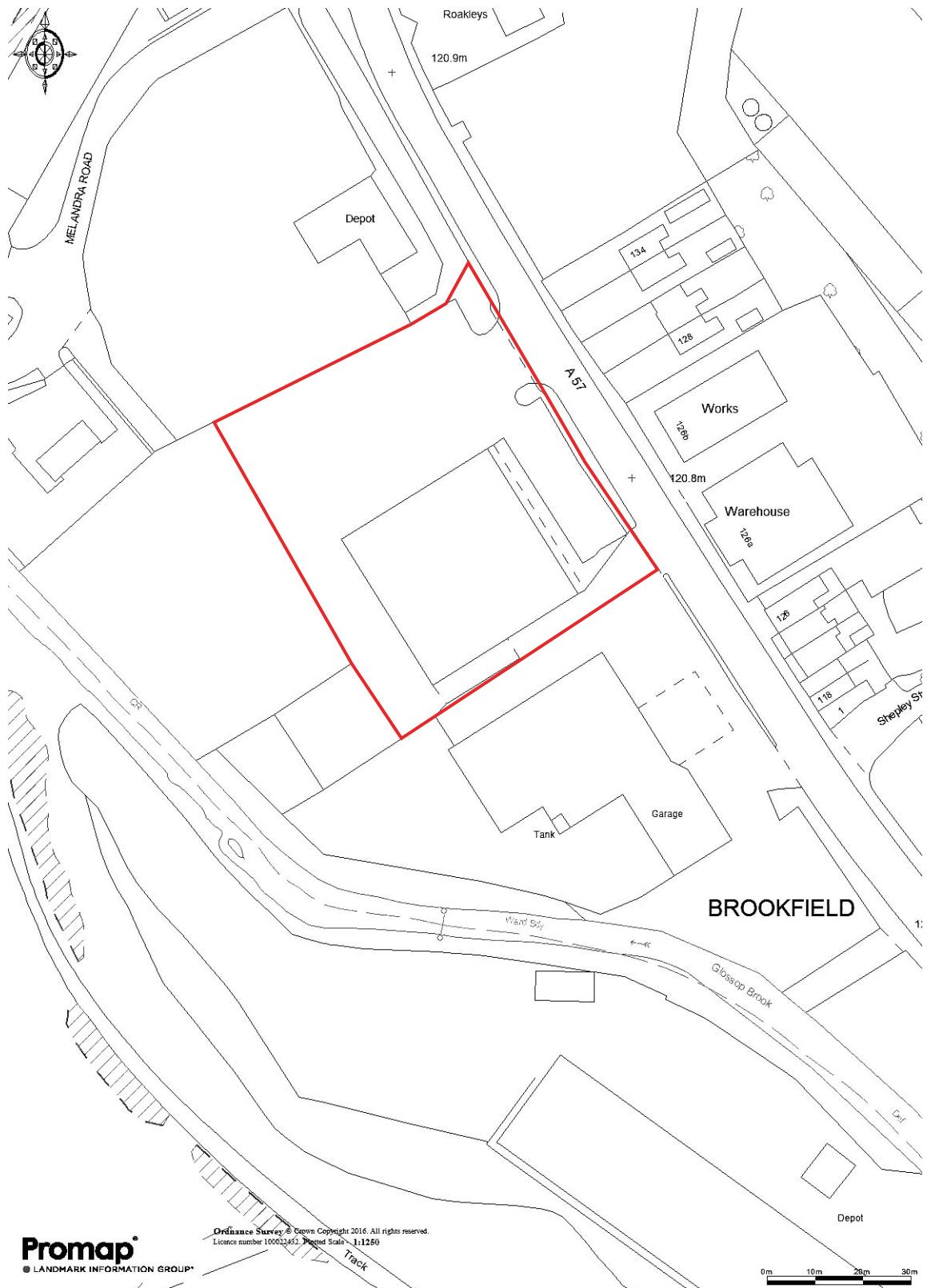




DOCUMENT 1

SITE LOCATION PLAN



Quod

Quod • Ingeni Building 17 Broadwick Street London W1F 0AX
Tel: 020 3597 1000 • www.quod.com

Project:
Unit 1, Heritage Trailers, Brookfield, Glossop,
Derbyshire SK13 6JF

Client:
HB Glossop

Drawing Title:
Site Location Plan

Drawn: CR	Checked: KS	Date: 25.11.16	Scale: 1:1250	Paper Size: A4	Job Number: Q70593	Figure No: Q01	Rev: -
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DOCUMENT 2

DECISION NOTICE (REF.HPK/2014/0609)



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 2010

FULL PLANNING APPLICATION

PERMISSION

Applicant Mr Tim Turner
Blue Deer Ltd
The Brook Riverside
Baulk Lane
Hathersage
S32 1AF

Agent Ibbotson Architects
The Studio 4 Brunel Hoose
Hathersage Park Heather Lane
Hathersage
S32 1DP

Application no. HPK/2014/0609

Registered on 21/11/2014

Determined on 16/03/2015

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

Proposed Change of Use from a Vehicle Showroom (sui Generis) to Class A1 Retail Unit & a Flexible A1/A2/A3/A5 Retail Unit including External Alterations to Existing Building, Realignment of Car Park and New Vehicular Access at Unit 1 Heritage Trailers Brookfield Dinting 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.

.....
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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 0124.103 Rev Q, 0124.104 Rev A.

3. No development shall commence until samples of the materials to be used in the construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

4. Prior to development commencing a specification for the installation of mechanical service on the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include specifying the maximum noise rating levels for plant operating only during the day (air conditioning) and over 24hours (refrigeration plant) at the nearest noise sensitive properties. Such rating levels shall be in accordance with the "Noise Impact assessment report for the proposed food store and ancillary retail unit at Brookfield Glossop ref NoiseAssess ref.11300.01.v3 Nov 2014 section 3.8 table 2. All such mechanical service shall be installed prior to the first occupation of the units and in accordance with the approved specification and shall be suitably maintained including any necessary attenuation measures, during the life of the development to ensure that the maximum rating levels for the plant operation are not exceeded.

5. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) from GLNK Ltd dated 20th November 2014 and the following mitigation measures detailed within the FRA:

1. Flood-proofing and/or flood resilient measures are included at ground floor level of the converted building.
2. The preparation of an emergency evacuation plan, including the registration with Floodline to receive a Flood Warning.
3. Identification and provision of safe routes into and out of the site to an appropriate safe haven.

6. Before any other operations are commenced, space shall be provided within the site for storage of plant and materials, site accommodation, loading, unloading and manoeuvring of goods vehicles, parking and manoeuvring of employees and visitors vehicles, laid out and constructed in accordance with detailed designs first submitted to and approved in writing by the Local Planning Authority. Once implemented the facilities shall be retained free from any impediment to their designated use throughout the construction period.

7. Before any other operations are commenced the new vehicular access shall be formed to the A57 in accordance with the application drawing No 0124.103 REV Q , and provided with visibility sightlines extending from a point 2.4 metres from the carriageway edge, measured along the centreline of the access, for a distance of 47 metres in each direction measured along the nearside carriageway edge in each direction. The land in advance of the visibility sightlines shall be retained throughout the life of the development free of any object greater than 1m in height (0.6m in the case of vegetation) relative to adjoining nearside carriageway channel level. In order to create the access, the existing bus stop and street lighting column fronting the site in the close vicinity of the proposed access may need relocating. The applicant shall liaise with the County Council's Street Lighting Team and Public Transport Unit regarding

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

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this and, should they need relocating, a drawing shall be submitted to and approved in writing by the Local Planning Authority.

8. Throughout the period of development vehicle wheel cleaning facilities shall be provided and retained within the site. All construction vehicles shall have their wheels cleaned before leaving the site in order to prevent the deposition of mud and other extraneous material on the public highway.

9. The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved drawings No 0124.103 REV Q have been implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times.

10. No building or use hereby permitted shall be occupied or use commenced until the facilities for loading, unloading, circulation and manoeuvring of service and delivery vehicles have been constructed in accordance with the Figure 4.2 Drawing in the supporting Transportation Statement for Swept Path Analysis. Thereafter, these areas shall be kept free of obstruction and available for these uses.

11. No building or use hereby permitted shall be occupied or the use commenced until the car parking area shown on the approved drawing N 0124.103 REV Q has been constructed, surfaced and demarcated, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

12. Prior to the commencement of the development details shall be submitted to and approved in writing by the Local Planning Authority showing the means to prevent the discharge of water from the development onto the highway. The approved scheme shall be undertaken and completed prior to the first use of the access and retained as such thereafter.

13. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include the number, sizes and species of the proposed planting; the proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg drainage power, communications, cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

14. All planting, seeding or turfing comprised in the approved details of 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.

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

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15. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced, or before the building is occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

16. The premises shall not be open for business outside the hours 07:00 to 21:00 Monday to Saturday and 09:00 and 18:00 hours on Sundays or Bank Holidays.

17. Deliveries shall not take place outside the hours of 05:00 hours to 22:00 hours Monday to Saturday and not outside the hours of 08:00 hours to 19:00 hours on Sundays.

18. The Class A1 retail sales area of the floorspace hereby permitted shall not exceed 925 sq.m net trading area and notwithstanding the provisions of Class A1 of the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Use Class in any Statutory Instrument the sale of comparison retail goods shall be restricted to 165 sq.m net trading area.

19. The 174 sq.m unit as shown on approved Site Layout Plan 0124.103 Rev Q is permitted to operate on first occupation within Class A1, A2, A3 or A5. Notwithstanding the provisions of Class A1 of the Town and Country Planning (Use Classes) Order 1987 or any provision equivalent to that Use Class in any Statutory Instrument the sale of retail goods from the 174 sq. m unit shall be restricted to the sale of comparison retail goods. After first occupation the provision of the Town and Country (Use Classes) Order 1987 of any provision equivalent to that Use Class in any Statutory Instrument shall apply in full.

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

5. To reduce the impact of flooding on the proposed development and future occupants and to ensure safe access and egress from and to the site.

6. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

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

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7. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
8. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
9. In the interests of sustainability, in accordance with Policy TR1 of the High Peak Saved Local Plan Policies 2008.
10. In the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
11. To ensure adequate car parking provision within the site in accordance with the adopted standards of the Local Planning Authority and in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
12. In the interests of highway safety and to ensure a satisfactory standard of development, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
13. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.
14. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.
15. To ensure adequate and appropriate treatment to all boundaries.
16. In order to protect the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
17. In order to protect the amenities of the area, in accordance with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
18. To define the permission for the avoidance of doubt.
19. To define the permission for the avoidance of doubt.

Summary of reasons for granting permission

The Council entered into pre-application discussions with the applicant to secure an improved scheme, as has been submitted and consequently approved. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 of the NPPF.

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

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
EMP 4 – Primary Employment Zones
EMP 6 – Industry and business within the built-up area boundaries and homeworking
EMP 9 – Change of Use from Industry or business
GD2 – Built up area boundaries
GD3 - Improvement Corridors
GD4 – Character Form and Design
GD5 – Amenity
GD6 – Landscaping
GD12 – Unstable Land, Landfill and Contaminated Sites
TC3 – Large Stores
TC4 – Large Stores which cannot be located in existing town centres
TC5 – Small shops
TR1 – Transport Implications of new development
TR4 – Traffic Management
TR5 – Access, parking and design

National Planning Policy Framework

Paragraphs 7-10, 11-15, 17

Section 1, 2, 4, 7, 8, 10, 11

Notes to Applicant

(A) Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991 prior notification shall be given to the Department of Economy Transport & Environment at County Hall, Matlock regarding access works within the highway. Information, and relevant application forms, regarding the undertaking of access works within highway limits is available via the County Council's website
http://www.derbyshire.gov.uk/transport_roads/roads_traffic/development_control/vehicular_access/default.asp , email ETENetmanadmin@derbyshire.gov.uk or telephone Call Derbyshire on 01629 533190.

(B) Pursuant to Section 163 of the Highways Act 1980, where the site curtilage slopes down towards the public highway measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dish channel or gully laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.

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Signed on Behalf of High Peak Borough Council

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E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

(C) Pursuant to Sections 149 and 151 of the Highways Act 1980, the applicant must take all necessary steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (eg; street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

(D) There is a bus stop and street lighting column fronting the application site in the close vicinity of the proposed vehicular access. The applicant must contact Derbyshire County Council's Public Transport Unit and Street Lighting team at County Hall, Matlock, DE4 3AG or tel Call Derbyshire on 084501629 533190 for advice. Should the development be approved and necessitate the re-siting of a bus stop/street lighting column all relevant costs of these works will be recharged to the applicant.

Plans

The plans to which this Notice refers are listed below:

0124.101
0124.103 Rev Q
0124.104 Rev A
0124.105
0124.106
0124.111
0124.112

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:

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

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- (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



DOCUMENT 3

DECISION NOTICE (REF.HPK/2013/0162)



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 Tim Turner
Blue Deer Limited
The Brook Riverside
Baulk Lane
Hathersage
S32 1AF

Application no. HPK/2013/0162

Registered on 09/04/2013

Determined on 08/07/2013

Agent Ibbotson Architects
The Studio 4 Brunel House
Heather Lane
Hathersage Park
Hathersage
S32 1DP

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

Change of Use to A1, A3, D1 & D2 Plus Associated Car Parking at Heritage Trailers Brookfield Dinting 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. No development shall commence until samples of the materials to be used in the

.....
Michael Green
Planning Applications Manager

construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

3. Before any other operations are commenced (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials/ site accommodation/ loading and unloading of goods vehicles/ parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

4. Prior to any other operations commencing (excluding Condition 3 above), the entire site frontage shall be cleared and maintained thereafter, clear of any obstruction exceeding 1m in height (600mm for vegetation) relative to the road level for a distance of 2.4m back from the nearside carriageway edge in order to maximise the visibility available to drivers emerging onto the highway.

5. Before any other operations of commenced (excluding Conditions 3 and 4 above) two new vehicular accesses shall be created to Brookfield (A57) in accordance with the revised application drawing no. 0124.103 Rev E, laid out and constructed to the satisfaction of the Local Planning Authority.

6. The premises, the subject of the application, shall not be taken into use until space has been provided within the application site in accordance with revised application drawing no 0124.103 Rev E for the parking and manoeuvring of visitors/ staff/ customers/ service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use. Parking spaces shall measure a minimum of 2.4m x 4.8m.

7. The premises, the subject of the application, shall not be taken into use until a detailed signing and lining scheme for the proposed one-way route through the site for service/delivery vehicles has been implemented in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

8. The development permitted by this planning permission shall be carried out in complete accordance with the approved Supplementary Flood Risk Assessment (FRA) from GLNK Ltd dated 26 June 2013 and the following mitigation measures detailed within the FRA:

1. Flood-proofing and/or flood resilient measures are included at ground floor level of the converted building.
2. The preparation of an emergency evacuation plan, including the registration with Floodline to receive a Flood Warning.
3. Identification and provision of safe routes into and out of the site to an appropriate safe haven.

9. No development shall take place until full details of both hard and soft landscape works

.....
Michael Green
Planning Applications Manager

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have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include the number, sizes and species of the proposed planting; the proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg drainage power, communications, cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

10. All planting, seeding or turfing comprised in the approved details of 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.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced, or before the building is occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

12. No discharges to atmosphere of any gaseous or particulate matter shall take place until full details of the siting and design of an odour control and ventilation system to cooking equipment to be installed is submitted to, and approved by, the Local Planning Authority. Such control equipment and ventilation as approved, shall be installed and operating correctly before the use hereby permitted occurs.

13. No development shall take place until an artificial light report has been submitted to, and approved by the LPA. The report shall assess light intrusion onto surrounding land, and its likely affect and where appropriate make recommendations to militate against light intrusion. The report shall include an assessment of proposed illuminated signage (with reference to recognised standards and guidance) and demonstrate that the proposed artificial lighting is of an intensity no greater than the minimum necessary to deliver the intended benefits and that the light is directed at only those areas which are intended to be illuminated. Any approved scheme of mitigation shall thereafter be carried out.

14. The D2 Use of the development hereby permitted shall be used for a gym and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without that Order).

15. The A1 retail use hereby permitted shall not exceed 500sqm of gross floor area and there shall be no retail food sales without the prior written consent of the Local Planning Authority.

.....
Michael Green
Planning Applications Manager

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16. The uses hereby permitted shall accord with the building use schedule detailed on approved revised drawing no 0124.103 Rev E 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. 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.
4. In order to provide adequate visibility from the site in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
5. In the interests of highway safety, in accordance with Policy TR5 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, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
8. To reduce the impact of flooding on the proposed development and future occupants and to ensure safe access and egress from and to the site.
9. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.
10. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.
11. To ensure adequate and appropriate treatment to all boundaries.
12. 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.
13. 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.
- 14.. To define the permission for the avoidance of doubt in the interests of amenity, in accordance with Policies GD5 and TR5 of the High Peak Saved Local Plan Policies 2008.

.....
Michael Green
Planning Applications Manager

15. To ensure that the vitality and viability of neighbouring local centres is not undermined in accordance with Policies TC5 of the High Peak Saved Local Plan Policies 2008.

16. To define the permission for the avoidance of doubt.

Summary of reasons for granting permission

The Council entered into pre-application discussions with the applicant to secure a revised/improved scheme, as has been submitted and consequently approved. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 of the NPPF.

The decision to grant planning permission has been taken because the Council considers that the application has put forward a proposal with which is sustainable development and does not raise any material concerns relating to issues of highway safety, residential amenity or flood risk.

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
EMP 4 - Primary Employment Zones
EMP 9 - Change of Use from Industry or business
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
GD7 - Crime Prevention
TC5 - Small shops
TR5 - Access, parking and design

National Planning Policy Framework

Section 1 Building a strong, competitive economy.
Section 2 Ensuring the vitality of town centres.
Section 8 Promoting healthy communities.
Section 10 Meeting the challenge of climate change, flooding and coastal change.

Notes to Applicant

Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991, at least 3 months prior notification should be given to the Strategic Director of Environmental Services at County Hall, Matlock (tel: 01629 538537 and ask for the Maintenance

.....
Michael Green
Planning Applications Manager

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North, Mrs G Mordey) before any works commence on the vehicular access within highway limits.

The proposed access driveway should be surfaced with a solid, bound material (ie; not loose chippings) for the initial 10 metres measured back from the nearside highway boundary.

There is a bus stop fronting the application site. The applicant must contact Derbyshire County Council's Public Transport Unit, County Hall, Matlock or tel:01629 536748 for advice. Should the development necessitate the re-siting of a bus stop, all relevant costs of these works will be recharged to the applicant.

There are street lighting columns fronting the application site. The applicant must contact Derbyshire County Council's Lighting Section tel: 01629 538683) for advice. Should the development approved necessitate the re-siting of any street lighting columns, all relevant costs of these works will be charged to the applicant.

Pursuant to Section 278 of the Highways Act 1980, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained from the Director of Environmental Services at County Hall, Matlock (tel: 01629 538537 and ask for the Maintenance North, Mrs Gail Mordey). The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 278 Agreement.

The Environment Agency recommends that in areas at risk of flooding consideration is given to the incorporation into the design and construction of the development of flood proofing measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Additional guidance can be found in the Environment Agency Flood line Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy.

Plans

The plans to which this Notice refers are listed below:

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0124.103 Rev E

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Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF

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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.

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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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 Tim Turner
Blue Deer Limited
The Brook Riverside
Baulk Lane
Hathersage
S32 1AF

Application no. HPK/2013/0162

Registered on 09/04/2013

Determined on 08/07/2013

Agent Ibbotson Architects
The Studio 4 Brunel House
Heather Lane
Hathersage Park
Hathersage
S32 1DP

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

Change of Use to A1, A3, D1 & D2 Plus Associated Car Parking at Heritage Trailers Brookfield Dinting 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. No development shall commence until samples of the materials to be used in the

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construction of the external surfaces of the approved development hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

3. Before any other operations are commenced (excluding demolition/ site clearance), space shall be provided within the site curtilage for storage of plant and materials/ site accommodation/ loading and unloading of goods vehicles/ parking and manoeuvring of site operatives and visitors vehicles, laid out and constructed in accordance with detailed designs to be submitted in advance to the Local Planning Authority for written approval and maintained throughout the contract period in accordance with the approved designs free from any impediment to its designated use.

4. Prior to any other operations commencing (excluding Condition 3 above), the entire site frontage shall be cleared and maintained thereafter, clear of any obstruction exceeding 1m in height (600mm for vegetation) relative to the road level for a distance of 2.4m back from the nearside carriageway edge in order to maximise the visibility available to drivers emerging onto the highway.

5. Before any other operations of commenced (excluding Conditions 3 and 4 above) two new vehicular accesses shall be created to Brookfield (A57) in accordance with the revised application drawing no. 0124.103 Rev E, laid out and constructed to the satisfaction of the Local Planning Authority.

6. The premises, the subject of the application, shall not be taken into use until space has been provided within the application site in accordance with revised application drawing no 0124.103 Rev E for the parking and manoeuvring of visitors/ staff/ customers/ service and delivery vehicles, laid out, surfaced and maintained throughout the life of the development free from any impediment to its designated use. Parking spaces shall measure a minimum of 2.4m x 4.8m.

7. The premises, the subject of the application, shall not be taken into use until a detailed signing and lining scheme for the proposed one-way route through the site for service/delivery vehicles has been implemented in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

8. The development permitted by this planning permission shall be carried out in complete accordance with the approved Supplementary Flood Risk Assessment (FRA) from GLNK Ltd dated 26 June 2013 and the following mitigation measures detailed within the FRA:

1. Flood-proofing and/or flood resilient measures are included at ground floor level of the converted building.
2. The preparation of an emergency evacuation plan, including the registration with Floodline to receive a Flood Warning.
3. Identification and provision of safe routes into and out of the site to an appropriate safe haven.

9. No development shall take place until full details of both hard and soft landscape works

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have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include the number, sizes and species of the proposed planting; the proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg drainage power, communications, cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant.

10. All planting, seeding or turfing comprised in the approved details of 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.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced, or before the building is occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

12. No discharges to atmosphere of any gaseous or particulate matter shall take place until full details of the siting and design of an odour control and ventilation system to cooking equipment to be installed is submitted to, and approved by, the Local Planning Authority. Such control equipment and ventilation as approved, shall be installed and operating correctly before the use hereby permitted occurs.

13. No development shall take place until an artificial light report has been submitted to, and approved by the LPA. The report shall assess light intrusion onto surrounding land, and its likely affect and where appropriate make recommendations to militate against light intrusion. The report shall include an assessment of proposed illuminated signage (with reference to recognised standards and guidance) and demonstrate that the proposed artificial lighting is of an intensity no greater than the minimum necessary to deliver the intended benefits and that the light is directed at only those areas which are intended to be illuminated. Any approved scheme of mitigation shall thereafter be carried out.

14. The D2 Use of the development hereby permitted shall be used for a gym and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without that Order).

15. The A1 retail use hereby permitted shall not exceed 500sqm of gross floor area and there shall be no retail food sales without the prior written consent of the Local Planning Authority.

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16. The uses hereby permitted shall accord with the building use schedule detailed on approved revised drawing no 0124.103 Rev E 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. 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.
4. In order to provide adequate visibility from the site in the interests of highway safety, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
5. In the interests of highway safety, in accordance with Policy TR5 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, in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.
8. To reduce the impact of flooding on the proposed development and future occupants and to ensure safe access and egress from and to the site.
9. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.
10. In the interests of visual amenity, in accordance with Policy GD6 of the High Peak Saved Local Plan Policies 2008.
11. To ensure adequate and appropriate treatment to all boundaries.
12. 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.
13. 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.
- 14.. To define the permission for the avoidance of doubt in the interests of amenity, in accordance with Policies GD5 and TR5 of the High Peak Saved Local Plan Policies 2008.

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15. To ensure that the vitality and viability of neighbouring local centres is not undermined in accordance with Policies TC5 of the High Peak Saved Local Plan Policies 2008.

16. To define the permission for the avoidance of doubt.

Summary of reasons for granting permission

The Council entered into pre-application discussions with the applicant to secure a revised/improved scheme, as has been submitted and consequently approved. It is therefore considered that the proposals meet the provisions of paragraphs 186-187 of the NPPF.

The decision to grant planning permission has been taken because the Council considers that the application has put forward a proposal with which is sustainable development and does not raise any material concerns relating to issues of highway safety, residential amenity or flood risk.

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
EMP 4 - Primary Employment Zones
EMP 9 - Change of Use from Industry or business
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
GD7 - Crime Prevention
TC5 - Small shops
TR5 - Access, parking and design

National Planning Policy Framework

Section 1 Building a strong, competitive economy.
Section 2 Ensuring the vitality of town centres.
Section 8 Promoting healthy communities.
Section 10 Meeting the challenge of climate change, flooding and coastal change.

Notes to Applicant

Pursuant to Section 184 of the Highways Act 1980 and Section 86(4) of the New Roads and Streetworks Act 1991, at least 3 months prior notification should be given to the Strategic Director of Environmental Services at County Hall, Matlock (tel: 01629 538537 and ask for the Maintenance

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North, Mrs G Mordey) before any works commence on the vehicular access within highway limits.

The proposed access driveway should be surfaced with a solid, bound material (ie; not loose chippings) for the initial 10 metres measured back from the nearside highway boundary.

There is a bus stop fronting the application site. The applicant must contact Derbyshire County Council's Public Transport Unit, County Hall, Matlock or tel:01629 536748 for advice. Should the development necessitate the re-siting of a bus stop, all relevant costs of these works will be recharged to the applicant.

There are street lighting columns fronting the application site. The applicant must contact Derbyshire County Council's Lighting Section tel: 01629 538683) for advice. Should the development approved necessitate the re-siting of any street lighting columns, all relevant costs of these works will be charged to the applicant.

Pursuant to Section 278 of the Highways Act 1980, no works may commence within the limits of the public highway without the formal written Agreement of the County Council as Highway Authority. Advice regarding the technical, legal, administrative and financial processes involved in Section 278 Agreements may be obtained from the Director of Environmental Services at County Hall, Matlock (tel: 01629 538537 and ask for the Maintenance North, Mrs Gail Mordey). The applicant is advised to allow approximately 12 weeks in any programme of works to obtain a Section 278 Agreement.

The Environment Agency recommends that in areas at risk of flooding consideration is given to the incorporation into the design and construction of the development of flood proofing measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.

Additional guidance can be found in the Environment Agency Flood line Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.

Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com for a copy.

Plans

The plans to which this Notice refers are listed below:

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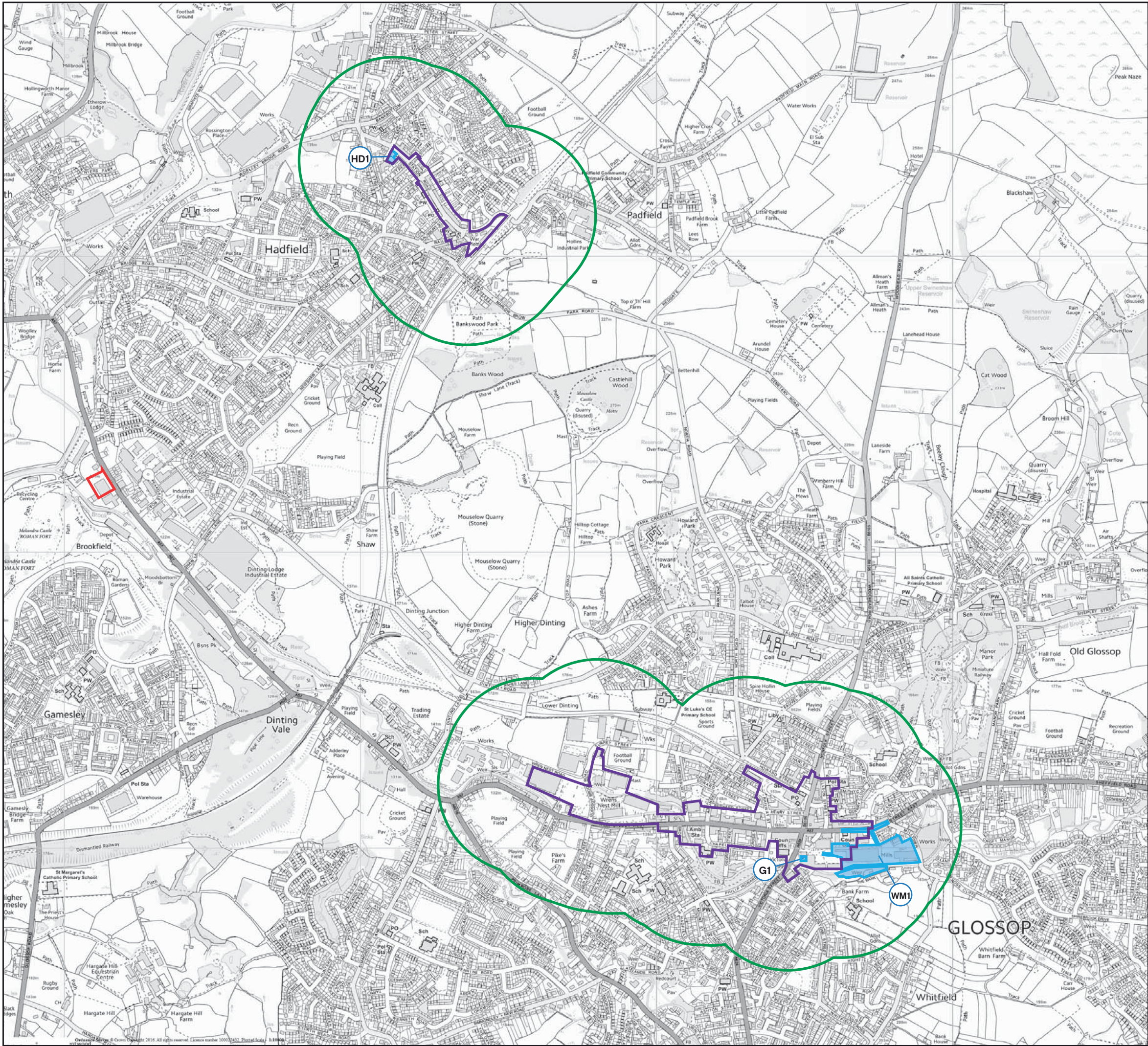
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DOCUMENT 4

SEQUENTIAL SITE PLAN



LEGEND

-  Application site (Unit 1, Heritage Trailers, Brookfield, Glossop SK13 6JF)
-  Primary Shopping Area
-  300m from Primary Shopping Area
-  SEQUENTIAL SITES
-  G1 Unit 12 Howard Town Mill
-  HD1 Public Car Park, junction of Station Road and Albert Street, Hadfield
-  WM1 Wood Mills, Mill Street, Glossop SK13 8PT



Quod • Ingeni Building 17 Broadwick Street London W1F 0AX
Tel: 020 3597 1000 • www.quod.com

Project:
Unit 1, Heritage Trailers, Brookfield, Glossop,
Derbyshire SK13 6JF

Client:
HB Glossop

Drawing Title:
Sequential Sites Plan
Glossop and Hadfield Centres

Drawn:	Checked:	Date:	Scale:	Paper Size:
CR	KS	25.11.16	1:12,500	A3
Job Number:			Figure No:	Rev:
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