

Mr Matthew Sobic
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Manchester
Greater Manchester
M2 4AW



High Peak Borough Council
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C/O Agent

Application no: HPK/2016/0630

Determined on: 03/02/2017

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

Howard Town Retail Park Unit 12 Victoria Street Glossop Derbyshire SK13 8HT

Description of Development:

Change of Use of a Class A1 Unit to a Flexible Use within Classes A1 - A5, B1 and D2

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 1995 (as amended) there shall be no additions / extensions / external alterations to any building forming part of the development hereby permitted and no plant or machinery shall be installed outside any such building on the site on the approved plans unless a further planning permission has first been granted on application to the Local Planning Authority.
Reason:- In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions/extensions or external alterations, or the installation of any outdoor plant/machinery, in accordance with Policies EQ6 and EQ7 of the High Peak Local Plan 2016 and Chapter 7 of the National Planning Policy Framework.





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3. The proposed use shall operate between the hours of 0900hours to 2200hours only and shall not operate at any time outside of these stated hours. All alfresco furniture used in association with this unit shall be fully removed from the public highway outside these hours.
Reason:- In the interests of residential amenity in accordance with Policies EQ 6 of the High Peak Local Plan 2016 and Chapter 7 of the National Planning Policy Framework.
4. External seating/trading areas used in association with the use of the unit shall not be lit outside the hours of 0900hours and 2200hours on any one day.
Reason:- In the interests of residential amenity in accordance with Policies EQ 6 of the High Peak Local Plan 2016 and Chapter 7 of the National Planning Policy Framework.
5. No sound-amplifying equipment, loudspeaker, public address system shall be installed/operated or music played outside the premises hereby approved or within its curtilage.
Reason:- In the interests of the amenity of the area, in accordance with Policy EQ6 of the High Peak Local Plan 2016 and Chapter 7 of the National Planning Policy Framework.

Informative

1. The Local Planning Authority draws the developers attention to the leaflet "Gas Protection in Extensions".
2. This application is considered to constitute a sustainable form of development and so accords with the National Planning Policy Framework.

X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of High Peak Borough Council



NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section.
2. 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 at Derbyshire County Council.
3. 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.
4. 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.
5. 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.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must



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do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.