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Certificate of Lawful Development – Existing Use

Site Reference:

**Paul Vaines Engineering Services, The Laurels, Sterndale Moor, Buxton,
SK17 9QA**

Introduction

This site is located south east of Buxton in a rural area. The surrounding land and buildings are being used for activities associated with the business.

In the early 1990's the applicants father started trading from this site as an Agricultural Engineering business before that he farmed the surrounding land. The applicant's business has been trading for approximately 24 years.

Paul Vaines Engineering Services is a provider of bespoke test equipment specifically aimed at the environmental and hazardous area industries. The range of custom-built test equipment is endless and all comprise precision test assemblies for specifically for compliance to international standards. All equipment is custom built to the customers requirements.

Paul Vaines Engineering Services are very much invested in the conducting their business in an environmentally sound manner (see attached Environmental Statement).

Buildings to be covered by the Certificate of Lawful Development – Existing Use

The buildings that require this certification are marked as 1 & 2 on the accompanying Location Plan Drawing No. 1053-001 Rev D and these buildings have been onsite for over 30 years

Evidence

Attached is a report done by the Planning Inspectorate for an appeal in 2006 which clearly states the use of the site in association with Hillcrest. Document APP/H1033/A/05/1176358 and mentions many times the engineering company owned and run by the applicant.

Should any further evidence be required please do not hesitate to ask as invoices for the company more than 10 years old can be provided.

Retrospective Building Application

There is currently an application with the High Peak Borough Council for retrospective consent on a building recently erected, this has already been

submitted for commercial building use and is identified on the accompanying Location Plan 1053-001 Rev D. Application Ref: HPK/2022/0496

Access

Access to the building is from existing vehicular roadways to and around the property. The applicant does not seek to increase the number of roadways any further.

Access can be gained to this holding from the A515 Sterndale Moor.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.