



**High Peak Borough Council**  
*working for our community*

Mrs Alison Heathcote  
Padwick Farm  
Lowe Hill  
Leek  
Staffordshire  
ST17 7LY

Application no: HPK/2023/0046

Determined on: 17/05/2023

**Town and Country Planning Act 1990 Section 191 (As amended by Section 10  
of Planning and Compensation Act 1991)  
Town and Country Planning (Development Management Procedure)  
(England) Order 2015**

**APPROVAL TO ISSUE CERTIFICATE OF LAWFULNESS OF  
EXISTING USE OR DEVELOPMENT**

High Peak Borough Council hereby approves to certify that on 03/02/2023; the use specified in the First Schedule taking place on the land specified in the Second Schedule and edged red on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

The Council is satisfied that on the balance of probabilities, taking into account all information available, that the site has been used continuously for storage and distribution for in excess of 10 years and is therefore lawful

**FIRST SCHEDULE**

Use of land and garage for storage and distribution (Use Class B8)

**SECOND SCHEDULE**

Garage and land to rear of 1 New Cottages, Grinlow Road, Harpur Hill, Buxton, Derbyshire

X *B.J. Haywood*

Signed by: Ben Haywood

**On behalf of High Peak Borough Council**





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### **NOTES**

1. An applicant may appeal against by giving notice to the Secretary of State:-

(a) the refusal to issue a certificate under Section 192 of the Act; or

(b) the failure to give notice of the Council's decision within 8 weeks of the registration of the application, or any other period agreed with the Local Planning Authority;

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

2. As part of the appeal process the Applicant must submit to the Planning Inspectorate a copy of the following documents:

- a copy of your original application
- a copy of the local planning authority's decision notice - if they didn't make a decision, send a copy of the letter acknowledging your application
- a map of the site
- copies of all plans, drawings and documents you sent to the local planning authority
- copies of any letters or emails from the local planning authority
- any other documents that directly support your appeal

If you think your land or building is now lawful because the time limit for enforcement has passed, you also need to submit evidence like:

- dated photographs of the site
- letters from neighbours
- receipts or invoices for work
- plans and drawings