



High Peak Borough Council

working for our community

Mr Dan Whitney
Axis Ltd
Camelia House 76 Water Lane
Wilmslow
SK9 5BB

Mr Collier
Burgess Works Bingswood Trading
Estate
Whaley Bridge
Derbyshire
SK23 7LY

Application no: HPK/2025/0008

Determined on: 15th April 2025

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 15/01/2025; the operation and 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):

1. The Council are satisfied that sufficient evidence exists and has been submitted with the application that confirms beyond reasonable doubt that the building in question was substantially completed 4 years prior to 25th April 2024 and is therefore lawful having regard to Section 191 of the Town and Country Planning Act, the Levelling Up and Regeneration Act (2023) and online Planning Practice Guidance (PPG).
2. The Council are satisfied that sufficient evidence exists and has been submitted with the application that confirms beyond reasonable doubt that the building in question has been used for purposes falling within Use Class B2 for a continuous 4 year period prior to 25th April 2024, and is therefore lawful having regard to Section 191 of the Town and Country Planning Act, the Levelling Up and Regeneration Act (2023) and online Planning Practice Guidance (PPG).

FIRST SCHEDULE

Lawful Development Certificate for an Existing Erection of industrial structure - erected in March 2020 (not including the lean-to structure on its western elevation) and has since been continuously used as a workshop for the welding and fabrication of skips and waste containers (Use Class B2).





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SECOND SCHEDULE

BURGESS WORKS Bingswood Trading Estate Whaley Bridge Derbyshire SK23 7LY



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 191 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>

1. 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

