



High Peak Borough Council

working for our community

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

mrs

First name

suzanne

Surname

addy

Company Name

under the arches storage ltd.

Address

Address line 1

Units 4 And 6 18 Bridge Street

Address line 2

Address line 3

Town/City

Buxton

County

Derbyshire

Country

Postcode

SK17 6BS

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

On the piece of land there are no existing buildings or power supply. I propose to use the land to house storage containers for rental. There is to be no trading from the containers. They would be used to store household goods and as storage for local tradesmen.
The access hours to be 7am - 7pm daily.
There would not be any building work carried out.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Last use was a hand car wash which ceased in 2022

Has the proposal been started?

- ☒ Yes
☐ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

It is industrial land and has been for decades, previous uses include a tyre centre and car wash.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

previous change of use

Select the use class that relates to the existing or last use.

B2 - General industrial

Information about the proposed use(s)

Select the use class that relates to the proposed use.

B8 - Storage or distribution

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

It will only be for storage not distribution. There will be a small amount of traffic, one or two vehicles daily. Reducing the amount of traffic massively from when it was a car wash. A lot quieter for the neighbours.

Discreet, tidy compound, hardly visible from the road

Would provide a very useful and much needed facility for local residents without having to travel out of town

No noise pollution or waste pollution. No demolition or building work to be carried out

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

14/08/2024

Have spoke to 3 different people, didn't get all the names but I know the last one I spoke to was a Mr Johnstone.
Was advised to apply for certificate of lawfulness

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
☐ Lessee
☒ Occupier
☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

SUZANNE ADDY

Date

16/01/2025