

PLANNING DECISION NOTICE

Peak District National Park Authority

Tel: 01629 816200

E-mail: customer.service@peakdistrict.gov.uk

Web: www.peakdistrict.gov.uk

Minicom: 01629 816319

Aldern House . Baslow Road . Bakewell . Derbyshire . DE45 1AE



**PEAK
DISTRICT
NATIONAL
PARK**

To: F Redfern & Sons Ltd
C/o Graham Bolton Planning Partnership
15 Broad Street
Bury
Lancashire
BL9 0DA

P.11135

THIS NOTICE RELATES TO PLANNING CONTROL ONLY, ANY OTHER STATUTORY CONSENT MUST BE OBTAINED FROM THE APPROPRIATE AUTHORITY

TOWN & COUNTRY PLANNING ACTS & GENERAL DEVELOPMENT ORDER

In pursuance of the powers vested in the Peak District National Park Authority under the above Acts and Order, and with reference to your application for Full Planning Permission, details of which are as follows:

Office Code No. NP/DDD/0216/0084
Date received: 01 February 2016
Proposal: Extension to existing hides' building and proposed adjoining new building to encompass processing of animal by-products to extract oil for on-site electricity generation
Location: The Knackers Yard
Main Road
Flagg
Parish: Flagg

THE DECISION

NOTICE IS HEREBY GIVEN THAT PERMISSION FOR THE PROPOSED DEVELOPMENT in the manner described on the application and shown on the accompanying plans and drawings is

GRANTED subject to the following conditions:

Time Limit

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.

Approved Plans

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the amended plans, Drawing No.s 041-05 P401 Revision A, 041-05 P404 Revision A, 041-05 P405 Revision A, 041-05 P406 Revision A all received by the National Park Authority on 10 May 2016 subject to the following conditions or modifications:

Continued overleaf...

Signed

Date 2 November 2016

Attention is called to the notes at the end of this Decision Notice

Form TCP3

Landscaping

- 3 No development shall take place until a detailed scheme for landscaping (including tree and shrub planting, turfing, seeding, walling, fencing or ground surfacing as necessary) has been submitted to and approved in writing by the National Park Authority. Once approved, the planting or seeding shall be carried out within the first planting seasons following completion or occupation of the development. Any walling or surfacing shown on the approved plan shall be completed before the building is first occupied. Any trees dying, being severely damaged or becoming seriously diseased shall be replaced within the next planting season with trees of an equivalent size and species or in accordance with an alternative scheme agreed in writing by the Authority before any trees are removed.

Design Details

- 4 The external profiled sheeting for the building hereby permitted shall be factory colour-coated to BS 5252 Ref. No. 18B29 (Slate Blue) and thereafter the sheets shall not be repainted or replaced other than that colour without the prior written approval of the National Park Authority.
- 5 Prior to the installation of any storage containers, or the external flue, full details of their external finish, shall be submitted to and approved in writing by the National Park Authority. The development shall thereafter be carried out in accordance with the approved specification and shall be permanently so maintained.

Environmental Health

- 6 The development hereby approved shall not be carried out other than in accordance with the recommendations in Table 7 - Proposed Noise Mitigation, produced by "The Airshed Ltd", dated 13 May 2016, or as otherwise agreed in writing by the Authority. The building hereby approved shall not be brought into use until the measures set out in that table have been implemented.
- 7 Prior to the commencement of the development hereby approved a scheme for the management of odour from the approved building and operations shall be submitted to and approved by the Authority. Once agreed, the scheme shall be implemented and the operations thereafter carried out in accordance with the scheme, or as otherwise agreed in writing by the Authority.

Reasons for Conditions:

- 1 To comply with Sections 91, 92, and 93 of the Town and Country Planning Act 1990 (which requires the National Park Authority to reconsider the proposal afresh after a period of years) as amended by Section 51 of the Planning Compulsory Purchase Act 2004
- 2 For clarity and for the avoidance of doubt.
- 3 To minimise the impact of the development on the surroundings and to safeguard the landscape character of the area.
- 4 To ensure a satisfactory detailed design, which is in character with the local building tradition and the character of the National Park.
- 5 To minimise the impact of the development on the surroundings and to safeguard the landscape character of the area.
- 6-7 To minimise the impact of the development on the surroundings and to safeguard the residential amenity of the area.

Footnotes

The Authority's Officers have assessed the proposal against Development Plan policies and any other material considerations and have recommended amendments which overcome any concerns and which ensure that the development follows guidance in the National Planning Policy Framework.

Note: Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise. Section 38(3) of the Act also provides that the development plan consists of saved Local Plan policies and the adopted Core Strategy.

Core Strategy Policies include:

Relevant Local Plan policies include:

STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR FROM THE GRANT OF PERMISSION SUBJECT TO CONDITIONS

**Please note, only the applicant possesses the right of appeal.
You must use a Planning Appeal Form/Householder Appeal Form**

- 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.
- If you want appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate, Room 3Q, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000, email: enquiries@pins.gsi.gov.uk) or can be made online via the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk>.
- The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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 its decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State for Communities and Local Government 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) or, where the land is situated in a National Park, the National Park Authority for that Park in whose area the land is situated. This notice will require the Council or Authority to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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Dear Sir or Madam

Please find attached a copy of the approval notice for the development outlined below.

Please read this notice carefully. It is particularly important that you comply with any conditions which require details to be submitted and agreed, or some other action to be taken, before work commences. These are often known as "pre-conditions" and usually start with words such as "Prior to the commencement of development" or "Before any work takes place", but there may be other similar words, so please read this notice carefully.

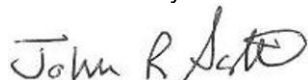
Failure to comply with pre-conditions could result in any work carried out being unlawful and the permission not implemented. **Similarly, failure to comply with the conditions and/or the approved plans could result in abortive work and possible enforcement action.**

If you are employing a builder or other contractor to carry out the work you should ensure that he has a copy of the approval notice and approved plans before starting work.

If you wish to amend the approved plans in any way, you must first agree this with us. There is a formal process for submitting and agreeing both minor ("non-material amendments") and more significant amendments to the approved plans. Details can be found on the Authority's web site at <http://www.peakdistrict.gov.uk/planning/advice/do-i-need-permission>

Please return the first tear-off section at the bottom of this letter before work commences and the second tear-off section once the work has been completed. Two pre-paid labels are enclosed for your use.

Yours faithfully



John Scott
Director of Planning

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To Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, Derbyshire DE45 1AE

APPLICATION No: NP/DDD/0216/0084

P. 11135

Site Address: The Knackers Yard, Main Road, Flagg,

Development: Extension to existing hides' building and proposed adjoining new building to encompass processing of animal by-products to extract oil for on-site electricity generation

The above development was **completed** on _____

Signed: _____ Date _____

Name (in block capitals): _____

✂-----

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