

File N^o. 2/

CHESTERFIELD BOROUGH COUNCIL

Form TCP3

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order
2010

Mr Stephen Eyre
6 Stanford Way
Walton
CHESTERFIELD
S42 7NH

Planning Service
Town Hall
Chesterfield
S40 1LP

In pursuance of the powers vested in the Chesterfield Borough Council under the above Act and Orders, and with reference to your application (**Office Code No. CHE/16/00837/FUL**) submitted on the **30th December 2016** and validated on the **30th December 2016** for **Change of use from hot food takeaway to public house (Licensing Act 2003) - A5 to A4** at **5 Breckland Road, Walton, Derbyshire, S40 3LJ**, , for **Mr Stephen Eyre**

In the manner described on the application and shown on the accompanying plan(s) and drawing(s) **NOTICE IS HEREBY GIVEN** that permission for the proposed development is **GRANTED subject to the following condition(s):-**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
02. All external dimensions and elevational treatments shall be as shown on the approved plan/s: Location Plan with the exception of any approved non material amendment.

Reason(s) for Condition(s)

01. The condition is imposed in accordance with section 51 of the Planning and Compensation Act 2004.
02. In order to clarify the extent of the planning permission in the light of guidance set out in "Greater Flexibility for planning permissions" by CLG November 2009

Statement of Positive and Pro-active Working with Applicant

The following is a statement on how the Local Planning Authority (LPA) has adhered to the requirements of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 in respect of decision making in line with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF).

01. The Local Planning Authority offers a free pre-application advice service which, in this instance, was not utilised to establish the nature of the application. Given that the proposed development does not conflict with the NPPF or with 'up-to-date' Development Plan policies, it is considered to be 'sustainable development' and there is a presumption on the LPA to seek to approve the application. The LPA has been sufficiently proactive and positive in proportion to the nature and scale of the development applied for, conditions being used to address outstanding issues with the development.

Note(s)

01. If work is carried out other than in complete accordance with the approved plans, the whole development may be rendered unauthorised, as it will not have the benefit of the original planning permission. Any proposed amendments to that which is approved will require the submission of a further application.

Dated 23rd February 2017

Signed..........