

Town and Country Planning Act 1990

## PLANNING PERMISSION

Application no: 06/2018/1201



**Agent:**

N/A

**Applicant:**

Mr James Calderbank  
34 Siskin Road  
Preston  
PR4 0PE

**Decision date:** 04-Apr-2019

**Valid date:** 12-Nov-2018

Development proposed:

**Change of use from print works (Class B2) to gym (Class D2)**

at:

**Unit F, Broughton Business Park, Caxton Road, Preston, PR2 9ZA**

Preston City Council hereby give notice that **PERMISSION HAS BEEN GRANTED** for the carrying out of the above development in accordance with the application plans and documents listed below or as may otherwise be amended following written approval by the Local Planning Authority and subject to the following conditions:

1. The development hereby permitted shall only be implemented in accordance with the approved plans. This approval relates to drawing numbers: 'F-Plan', 'F-Layout' and 'F-Parking'
2. The development hereby permitted must be begun not later than the expiry of three years beginning with the date of this permission.
3. The premises shall be used as a sports gymnasium and for no other purpose, including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

**The reasons for the conditions are:**

1. To ensure the development is implemented in accordance with the approved plans and to avoid ambiguity.

**Note**

For rights of appeal in respect of any conditions attached to the permission see the attached notes.

*C M Hayward*

**Director of Development**

Development Directorate  
Preston City Council  
Town Hall  
Lancaster Road  
Preston  
PR1 2RL

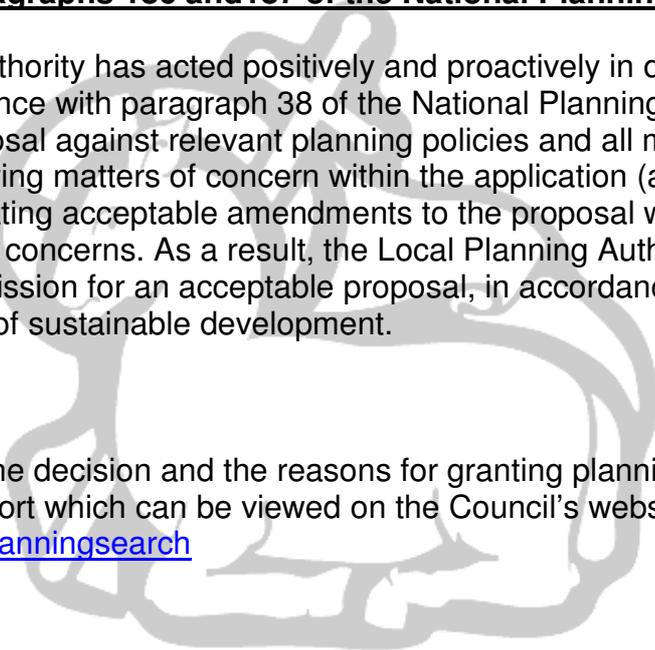
2. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.
3. The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in order to safeguard the amenities of the neighbouring properties, in accordance with Policy 17 of the adopted Central Lancashire Core Strategy, Policy AD1(a) of the Adopted Preston Local Plan 2012-26 (Site Allocations and Development Management Policies).

**INFORMATIVE:**

**Compliance with paragraphs 186 and 187 of the National Planning Policy Framework**

The Local Planning Authority has acted positively and proactively in determining this application, in accordance with paragraph 38 of the National Planning Policy Framework, by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern within the application (as originally submitted) and negotiating acceptable amendments to the proposal with the applicant in order to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

For further details on the decision and the reasons for granting planning permission please see the application report which can be viewed on the Council's website [www.preston.gov.uk/planningsearch](http://www.preston.gov.uk/planningsearch)



**Preston**  
City Council

## **NOTE:**

### **Appeals to The Secretary Of State**

#### **Planning Applications**

You have the right to appeal against the Local Planning Authority's refusal of planning permission or grant of permission subject to conditions. You may appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990. For further information on how to make an appeal please visit the Planning Portal website [www.planningportal.co.uk](http://www.planningportal.co.uk)

**If you want to appeal, then you must do so within six months of the date of the enclosed notice. Please note, only the applicant possesses the right to appeal.**

**If your application is for a minor commercial development (shop front), you must appeal within 12 weeks.**

**If your application is for a householder development, you must appeal within 12 weeks.**

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions which it imposed.

The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction by him.

### **Purchase Notices**

#### **Planning Applications**

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 can he render the land capable of 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 City Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### **Other Permissions**

This notice relates only to the application as described. It does not convey a decision under any other enactment, byelaw, order or regulation. Separate applications may be needed for such other approvals as may be required e.g. Planning Permission, Approval of Reserved Matters, Listed Building Consent, Express Consent to Display Advertisements, Building Regulations, etc.

Please visit the Council's website for further information.