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High Peak Borough Council

working for our community

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995

FULL PLANNING APPLICATION

REFUSAL

Applicant Mr James Wardle
The Coach House Manchester Road
Millbrook House Estate
Tintwistle
SK14 8LA

Agent Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Application no. HPK/2010/0534

Registered on 28/10/2010

Determined on 21/12/2010

High Peak Borough Council hereby **REFUSE** this application for **FULL PLANNING PERMISSION** for

Change of use to residential care home for young adults with learning difficulties (Use class C3 to C2) at Millbrook House Manchester Road Hollingworth Hyde

in accordance with the submitted application, details and accompanying plans listed below for the following reasons:-

Reasons

1. The use of this property as a residential care home would by reason of the increase in vehicluar and pedestrian traffic movements and activity associated with it would create noise, nuisance, disturbance and loss of privacy to the occupiers of the adjoining property 'The Old Bakery' to the detriment of the amenity of its occupants. The development would be contrary to Policy GD5 of the High Peak Saved Local Plan Policies 2008.

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Andy Ellis – Development Control Manager

Policies relevant to this decision

CF5 - Residential Care facilities
GD5 - Amenity
OC1 - Countryside Development
OC2 - Green Belt Development
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
1945/1
1945/2 Rev D

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Andy Ellis – Development Control Manager