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High Peak Borough Council

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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 Ian Barratt
The Bungalow,
Owlgreave Farm
Combs Road
Chapel-En-Le-Frith
SK23 9UW

Agent Kingfisher Consulting
Barley Castle Yard Market Street
Hayfield
SK22 2EP

Application no. HPK/2010/0597

Registered on 12/11/2010

Determined on 30/12/2010

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

Retention of land for the storage of caravans at Owlgreave Farm, Combs Road, Chapel-En-Le-Frith

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

Reasons

1. The proposed development would result in the storage of caravans in the open countryside which fails to comply with Policies OC1 and EMP5 and guidance contained within Planning Policy Statement 7: Sustainable Development in Rural Areas, which seek to protect the countryside from inappropriate forms of development.
2. The proposed development by reason of the size of the enclosure and the number of caravans which could be stored on the land would result in a visually harmful form of development which would detract from the rural character and local distinctiveness of the

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Andy Ellis – Development Control Manager

open countryside. As such the proposed development fails to comply with Policy OC1 of the High peak Saved Local Plan Policies 2008.

Policies relevant to this decision

BC1 - External Materials
EMP 5 - Open storage and processing
GD4 - Character Form and Design
OC1 - Countryside Development
TR5 - Access, parking and design

Plans
The plans to which this Notice refers are listed below:
2170-01

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Andy Ellis – Development Control Manager