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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 Ian Barratt The Bungalow, Owlgreave Farm Combs Road Chapel-En-Le-Frith SK23 9UW	Application no.	HPK/2010/0596
		Registered on	12/11/2010
		Determined on	30/12/2010
Agent	Kingfisher Consulting Barley Castle Yard Market Street Hayfield SK22 2EP		

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

Change of use of Bull Hills field for caravan and horsebox storage 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 Policy OC1 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 open countryside and Special Landscape Area. As such the proposed development fails to

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Andy Ellis – Development Control Manager

comply with Policies OC1 and OC3 of the High peak Saved Local Plan Policies 2008 and the adopted Landscape Character Assessment SPD 2006.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
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