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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 (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

FULL PLANNING APPLICATION

REFUSAL

Applicant
G & J Seddons Ltd
Plodder Lane Edge Fold
Bolton
BL4 0NN

Agent
CA Planning
7 East Cliff
Preston
PR1 3JE

Application no. HPK/2010/0667

Registered on 16/12/2010

Determined on 14/02/2011

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

Resubmission of HPK/2010/0118 for outline planning permission for 24 units of affordable housing. at Land at Dinting Road Dinting Glossop

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

Reasons

1. The development due to its location in open countryside away from existing settlement boundaries is contrary to Policies OC1 and H1 of the High Peak Saved Local Plan Policies 2008 and Government advice on the location of new housing development and creation of sustainable communities as set out in PPS1, PPS3 and PPS7.
2. The scale, form and layout of the development proposed is poorly designed and would be detrimental to the visual qualities of the local landscape and local distinctiveness contrary to Policies OC4 and GD4 of the High Peak Saved Local Plan Policies 2008.

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Andy Ellis – Development Control Manager

3. The information submitted with the application does not adequately demonstrate that there is a reasonable chance of the development providing genuinely affordable homes to meet the identified local housing need. The application is thus contrary to Policy H9 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H9 - Affordable Housing for Local Needs
H10 - Rural exceptions affordable housing for local needs
H11 - Layout and Design of residential development
OC1 - Countryside Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design
TR11 - Footpaths, bridleways and byways

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site Plan 7615-P01B
7615-P02
7615-P03
7615-P04

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Andy Ellis – Development Control Manager