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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 (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2010

FULL PLANNING APPLICATION

REFUSAL

| | | | |
|-----------|------------------------|-----------------|---------------|
| Applicant | Ruttle Contracting Ltd | Application no. | HPK/2010/0491 |
| | C/o Agent | Registered on | 27/09/2010 |
| Agent | Sedgwick Associates | Determined on | 14/02/2011 |
| | Unit 24 | | |
| | Queensbrook | | |
| | Spa Road | | |
| | Bolton | | |
| | BL1 4AY | | |

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

Resubmission of HPK/2010/0277 for the redevelopment of Taxal Lodge to provide 14 No. Dwellings. at Taxal Lodge School Linglongs Road Whaley Bridge

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

Reasons

1. The proposal does not provide any affordable housing on site, or a contribution to the provision of affordable housing elsewhere in the local area in lieu of on-site provision, contrary to Policy H9 of the High Peak Local Plan 2008.

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Andy Ellis – Development Control Manager

Policies relevant to this decision

GD3 - Improvement Corridors
GD4 - Character Form and Design
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
H1- Principles of Housing Provision

H9 Provision of Affordable Housing
H11 Layout and Design of Residential Development
TR5 Access Parking and Design

Plans

The plans to which this Notice refers are listed below:

Location Plan 1015 Rev A
Proposed Site Plan 1013 Rev A
1008
1009
1010
1011
1012
1014
1014 Rev A
MCK053/BS1
MCK053/BS2
01
02
03
01

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Andy Ellis – Development Control Manager