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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 Mr David Arnold
7 Sandhill Lane
Marple Bridge
Stockport
SK6 5NU

Agent

Application no. HPK/2010/0560

Registered on 21/01/2011

Determined on 10/03/2011

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

Convert barn to dwelling at The Barn New Mills Road Chisworth

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

Reasons

1. The proposal is an inappropriate form of development within the Green Belt, as defined by the Development Plan. The development is therefore contrary to policy OC2 of the High Peak Saved Local Plan and would cause harm to the objectives of that policy. The development is similarly contrary to national policy guidance relating to development within the Green Belt.

2. The proposed development, by virtue of its siting, form and position would cause harm to the openness and visual amenities of the Green Belt contrary to PPG2 Green Belts and High Peak Saved Local Plan Policy OC2.

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Andy Ellis – Development Control Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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3. The applicant has failed to demonstrate that the building is capable of conversion without substantial alteration or reconstruction and as such has failed to demonstrate that the development is not new development within the green belt, contrary to PPG2 Green Belts.

4. The proposed development has a substandard access and fails to provide sufficient space to allow for turning off, contrary to policy TR5 of the Adopted High Peak Local PLan Saved Policies.

Policies relevant to this decision

EMP 7 - Industry and business in the countryside
GD4 - Character Form and Design
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design

Plans

The plans to which this Notice refers are listed below:

Drg A
Drg B
Drg C
Drg D

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Andy Ellis – Development Control Manager