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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 Mr Carl Oxley
Ben Bailey Homes & Derbyshire Fire Authority
Ben Bailey Homes, Dale House 9 Tallys End
Barlborough
S43 4WP

Agent RPS Newark
Sherwood House,
Sherwood Ave
Newark
NG24 1QQ

Application no. HPK/2010/0539

Registered on 13/01/2011

Determined on 14/03/2011

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

Demolition of existing fire station and provision of 21 residential units at Buxton Fire Station Compton Grove Buxton

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

Reasons

1. The proposal fails to provide an adequate amount of affordable housing in accordance with Policy H9 of the adopted High Peak Local Plan 2008.

2. Inadequate and inaccurate information has been supplied in relation to the location of the trees on and immediately joining the site and the location of the proposed houses.

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Andy Ellis – Development Control Manager

Nevertheless it is considered that the proposal will result in the loss of, and threat to the future wellbeing of existing trees, to the detriment of the character of the area, contrary to Policy OC8 of the adopted High Peak Local Plan 2008.

3. The proposed layout of the development is unacceptable as it provides insufficient parking space for individual units, including visitor parking, resulting in a substandard level of amenity for future residents contrary to Policies GD5 and H11 of the adopted High Peak Local Plan 2008.

4. The proposal will result in a loss of amenity to occupants of the existing house at 2 Compton Grove contrary to Policy GD5 of the adopted High Peak Local Plan 2008.

5. The proposed road layout is unsuitable to serve residential development particularly in relation to carriageway alignment and visibility at the junction of Compton Road and Compton Grove, contrary to Policies H11 and TR5 of the adopted High Peak Local Plan 2008

Policies relevant to this decision

GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5- Amenity

H5 - Housing within the Built up Area Boundaries
H9- Affordable Housing

H11- Layout and Design of Residnetial Development
TR5 - Access Parking and Design

Plans

The plans to which this Notice refers are listed below:

SK002
SK004
SK005
COMP-41190-PD-01
COMP-20615-PD-01
COMP-41280-PD-01
COMP-41390-PD-01
COMP-41500-PD-01
COMP-41350-PD-01
COMP-30710-PD-01
HUTH-389-PD-01

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Andy Ellis – Development Control Manager