www.highpeak.gov.uk

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 Robert McDermott
Moult Farm Eccles Fold
Whitehough
High Peak
SK23 6BY

Application no. HPK/2011/0074

Registered on 17/02/2011

Determined on 12/04/2011

Agent

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

Open boarded timber fence on land at Moult Farm, Back Eccles Lane, Whitehough

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

Reasons

1. The proposed fence by reason of its height and proximity to Garden Cottage would be overbearing and oppressive, to the detriment of the outlook from this neighbouring property. As such the proposed development fails to comply with Policy GD5 of the High Peak Saved Local Plan Policies 2008.
2. The proposed fence, by reason of the use of materials would form an incongruous feature in the locality to the detriment of the rural character and appearance of the Special Landscape Area. As such the proposed development fails to comply with Policies OC1, OC3, GD4 and BC1 of the High Peak Saved Local Plan Policies 2008 and the adopted Landscape Character Assessment Supplementary Planning Document 2006.

……..

Andy Ellis – Development Control Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design

Plans
The plans to which this Notice refers are listed below:
1SUB

……..

Andy Ellis – Development Control Manager