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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

OUTLINE PLANNING APPLICATION

REFUSAL

Applicant	Mr & Mrs TB Lawton Badgers Brook The Wash Chaepl-en-le-Frith SK23 0QN	Application no. HPK/2011/0101 Registered on 30/03/2011
Agent	John Curch Planning Consultancy Victoria Buildings 117 High Street Clay Cross Chesterfield S45 9DZ	Determined on 23/05/2011

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

Resubmission of HPK/2010/0350 outline application for proposed residential redevelopment at Birch House Spinnerbottom Birch Vale

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

Reasons

1. The proposed development represents an inappropriate form of development within the Green Belt, as defined by the High Peak Local Plan Saved Policies 2008, OC2. The development is similarly contrary to national policy guidance relating to development within the Green Belt, PPG2. It is not considered that very special

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Andy Ellis – Development Control Manager

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circumstances exist to justify the approval of inappropriate development in the Green Belt.

2. The proposal would have a detrimental impact on the character and distinctiveness of the countryside and injure the visual amenities of the Green Belt and would introduce an isolated residential development setting a precedent for further residential development within the locality. The development would be contrary to policy OC1, OC2, OC4 and GD4 of the High Peak Saved Local Plan 2008.
3. Insufficient information has been submitted in order to adequately ensure that structurally visibility can be achieved at the point of access. The proposal would therefore be contrary to local and national transport and planning policies.
4. The proposed access and associated residential development would lead to the threat and longevity to the continued health and well being of protected trees thus being contrary to policy OC10 of the High Peak Saved Local Plan 2008 and National Policy Guidance (PPS9) relating to Trees and Woodlands.
5. Insufficient information has been submitted to address the impact of the development on wildlife and nature conservation interests. In the absence of this information, it has not been possible to demonstrate that the proposal would comply with relevant local and national policy guidance (PPS9) relating to nature conservation.

Policies relevant to this decision

BC1 - External Materials
EMP 7 - Industry and business in the countryside
EMP 9 - Change of Use from Industry or business
GD4 – Character, Form and Design
GD5 - Amenity
GD6 - Landscaping
GD12 - Unstable Land, Landfill and Contaminated Sites
H1 - Principles of Housing Provision
H11 - Layout and Design of residential development
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
OC8 - Sites of Importance for Nature Conservation
OC10 - Trees and Woodlands
TR1 - Transport Implications of new development
TR4 – Traffic Management
TR5 - Access, parking and design

PPS1 Delivering Sustainable development

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Andy Ellis – Development Control Manager

PPS3 Housing
PPS4 Planning for Sustainable Economic Growth
PPS7 Sustainable Development in Rural Areas
PPS9 Biological Diversity and Geological Conservation.
PPG13 Transport

Plans

The plans to which this permission refers are listed below:

Location Plan
JC/G41A/2
JC/G41A/3A
JC/G41A/4
RL/JC/DHB/BHBV/01
RL/JC/DHB/BHBV/02

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