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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 Austin The Poplars Talbot Road Glossop SK13 7DP	Application no. HPK/2011/0123 Registered on 09/03/2011
Agent	Austin Associates Ltd 453 Chester Road Old Trafford Manchester M16 9HA	Determined on 23/05/2011

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

Resubmission of HPK/2010/0678 Outline application for the erection of 38 senior living 50+ category ll sheltered housing apartments with assocaited communal facilities, car parking & landscaping at The Poplars Talbot Road Glossop

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

Reasons

1. The proposed development, by reason of the indicated siting, scale, design and appearance and use of materials, would cause harm to the character and appearance of the street scene and injure the visual amenities of area. As such the proposal is contrary to Policy BC1, GD4, GD5, and H11 of the High Peak Local Plan Saved Policies 2008 and guidance in National Planning Policy 3.

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Andy Ellis – Development Control Manager

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2. The proposed development, by virtue of its size, design and position relative to neighbouring properties, would be unduly dominant when viewed from adjoining properties, causing an unacceptable loss of privacy, overlooking, noise, and light to the detriment of the residential amenities of the occupiers of the adjacent properties contrary to Policies GD5 and H11 of the High Peak Local Plan Saved Policies.

3. The proposal does not provide any affordable housing on site, contrary to Policy H9 of the High Peak Local Plan 2008.

4. Insufficient information has been submitted with the application in order to assess adequately the impact of the proposed development on nature conservation interests. In particular, adequate survey(s) of the site for the existence of bats were not submitted. In the absence of this information, it has not been possible to demonstrate that the proposal would comply with relevant national policy guidance (PPS9) relating to nature conservation.

5. The application does not demonstrate that adequate on site parking can be provided to accommodate a development of this scale without prejudicing interests of highway safety on the adjoining highway. Thus being contrary to policy TR5 of the High Peak Local Plan 2008

6. The proposed development, by reason of the indicated siting and scale would result in the direct loss of existing trees which are of amenity value to the area as a whole and as such would the proposal is contrary to Policy GD4, GD6 and OC10 of the High Peak Local Plan 2008.

Policies relevant to this decision

BC1 - External Materials
CF5 - Residential Care facilities
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
GD7 - Crime Prevention
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H9 - Affordable Housing for Local Needs
H11 - Layout and Design of residential development
H12 - Public Open Space
OC8 - Sites of Importance for Nature Conservation
OC10 - Trees and Woodlands
TR5 - Access, parking and design

PPS1 Delivering Sustainable development
PPS3 Housing

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Andy Ellis – Development Control Manager

PPS4 Planning for Sustainable Economic Growth
PPS9 Biological Diversity and Geological Conservation.
PPG13 Transport
PPS25 Development and Flood Risk

Plans

The plans to which this permission refers are listed below:

001 Rev A
100 Rev A
101 Rev A
102 Rev A
110 Rev A
111 Rev A
112 Rev A
120 Rev A
121 Rev A
130 Rev A
131 Rev A
140 Rev A
141 Rev A
142 Rev A
143 Rev B
144 Rev B
Tree Survey
Bat Assessment & Reasoning

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