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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 Phil Nuttall
Broadhurst Edge Farm
Mellor Road
New Mills
SK22 4QG

Application no. HPK/2011/0161

Registered on 04/04/2011

Determined on 27/05/2011

Agent Randfield Associates
Forge Bank Studio
1a Longhust Lane
Marple Bridge
Stockport
SK6 5AE

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

**Erection of Agricultural / Equestrian building on part of the farm yard to provide specialist accomodation for foaling,lambing, storage of feedstuff and some machinery at Broadhurst Edge Farm Mellor Road New Mills**

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

**Reasons**

1. The applicant has failed to demonstrate an agricultural need for the proposal and as such the development is considered to be inappropriate development within the Green Belt, contrary to National Policy PPG2 - Green Belts and Policy OC2 of the Adopted High Peak Local Plan.

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Andy Ellis – Development Control Manager

2. The proposed development, by reason of its form and scale would be detrimental to the character and openess of the Green Belt in this location, contrary to policy OC2 of the Adopted High Peak Local Plan

3. The proposed development by reason of its size and scale would be detrimental to the appearance of the Special Landscape Area, contrary to policy OC3 of the Adopted High Peak Local Plan

**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
OC6 - Agricultural Development

**Plans**

The plans to which this Notice refers are listed below:

Location Plan 01A
02A
03

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Andy Ellis – Development Control Manager