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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 Paul Knell
Express Park Buxton Ltd
29 New Bond Street
London
W15 2RL

Agent Delta Architects
1
Bateman Row
London
EC24 3HH

Application no. HPK/2011/0182

Registered on 04/04/2011

Determined on 20/06/2011

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

Resubmission of HPK/2010/0380 for construction of water bottling plant and associated storage areas together with a new access off the A6, internal roads and a visitor heritage centre. at Cowdale Quarry Nr Cowdale Buxton

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

Reasons

1. The proposed development constitues unwarranted, unsustainable development that would be detrimental to the character of the countryside. Specifically the proposed building, its scale and the activity associated with it and the substantial engineering works to Ashwood Dale proposed in connection with the formation of a new access road and road junction, works to widen the A6, and create a new layby would be harmful to the character and visual appearance of the countryside and Special Landscape Area contrary to Policies OC1, OC3, OC4 and EMP7 of the Adopted High Peak Local Plan

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Michael Green
Planning Applications Manager

2008 and advice in PPS1 PPS4 and PPS7. It is not considered that there are exceptional circumstances either submitted or otherwise known that would outweigh the harm that the development would cause.

2. The proposed development would harm the setting of the Peak District National Park, by introducing an unwarranted industrial development into the countryside, contrary to Policy OC5 of the Adopted High Peak Local Plan 2008.

3. The proposal would result in the loss of protected trees and ancient woodland sited within the designated Ashwood Dale Local Wildlife site, contrary to Policies OC8 and OC10 of the Adopted High Peak Local Plan 2008 and advice contained in PPS9 Biodiversity and Geological Conservation.

4. Insufficient information has been submitted with the application to enable the Local Authority to adequately assess the impact of the development in terms of noise generation and potential pollution of waterscourses. As such it is considered that the proposal could have a harmful effect on the environment and on residential amenity of nearby residents contrary to Policy GD5 of the Adopted High Peak Local Plan 2008.

5. The proposal will result in substantial harm to the significance of a nationally important heriatge asset contrary to advice in PPS5. Any public benefit in the scheme does not outweigh the harm it will cause to the heritage asset.

Policies relevant to this decision

High Peak Local Plan (Saved Policies 2008)

EMP 7 - Industry and business in the countryside
GD4 - Character Form and Design
GD13 - Buxton Mineral Water
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC8 - Sites of Importance for Nature Conservation
OC10 Trees and Woodland

TR5 Access Parking and Design

Local Development Framework

Adopted Landscape Character SPD

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Michael Green
Planning Applications Manager

National Planning Policy

PPS1 Delivering Sustainable Development
PPS4 Planning for Sustainable Economic Growth
PPS5 Planning For the Historic Environment
PPS9 Biodiversity and Geological Conservation
PPS13 Transport
PPG24 Planning and Noise
PPS25 Development and Flood Risk

Plans

The plans to which this Notice refers are listed below:

030c
114
102B
103A
104C
105B
106B
110A
H100J
H101B
H102E
H103B
H104B
H105D
H106A
H107A
H108A
H109A
H111A
H112B
H113A
H114A

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Michael Green
Planning Applications Manager