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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

FULL PLANNING APPLICATION

REFUSAL

Applicant	Mr I Barratt Owlgreave Farm Combs Road Chapel-en-le-Frith SK23 9UW	Application no. HPK/2011/0327 Registered on 21/06/2011
Agent	Acorus Rural Property Services Woodthorne Wergs Road Wolverhampton WV6 8TQ	Determined on 16/08/2011

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

Resubmission of HPK/2010/0597 for the change of use of agricultural land to the storage of caravans at Owlgreave Farm, Combs Road, Chapel-En-Le-Frith

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

Reasons

1. The proposed development would result in the storage of caravans in the open countryside which fails to comply with Policies OC1, EMP5 and EMP7 and guidance contained within Planning Policy Statement 7: Sustainable Development in Rural Areas, which seek to protect the countryside from inappropriate forms of development.
2. The proposed development by reason of the size of the enclosure and the number of caravans would result in a visually harmful form of development which would detract from the rural character and local distinctiveness of the open countryside. As such the

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Michael Green
Planning Applications Manager

development fails to comply with Policies OC1 and EM7 of the High peak Saved Local Plan Policies 2008.

3. The increased use of a substandard access by slow moving vehicles would cause undue interference with the safe operation of the adjoining highway. As such the proposal fails to comply with Polices TR5 and EMP7 of the High Peak Saved Local Plan Polices 2008.

Policies relevant to this decision

BC1 - External Materials
EMP 5 - Open storage and processing
EMP 7 - Industry and business in the countryside
GD4 - Character Form and Design
OC1 - Countryside Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:
Location Plan
BARRETT-01

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Michael Green
Planning Applications Manager