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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 Christian Garlick
Long Hill farm Manchester Road
Buxton
SK17 6SU

Agent Jonathan V. Davies
1 Market Street
Buxton
SK17 6JY

Application no. HPK/2011/0434

Registered on 08/08/2011

Determined on 03/10/2011

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

Outline application for construction of 6 eco lodges for holiday letting at Land Off Long Hill Buxton

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 required engineering works, parking area and excessive access road would have an unacceptable urbanising impact on the rural character and distinctiveness of the open countryside, Special Landscape Area and adjacent Peak District National Park, contrary to Policies OC1, OC3, OC4 and OC5 of the High Peak Saved Local Plan Policies 2008, the adopted Landscape Character Supplementary Planning Document 2006 and guidance contained within Planning Policy Statement 4: Planning for Sustainable Economic Growth, and The Good Practice Guide on Planning for Tourism, May 2006.

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Michael Green
Planning Applications Manager

2. The proposed eco lodges would be located in a postion which is remote from any towns or villages, and would therefore result in an unsustainable form of development. As such the proposed location woud result in a reliance on the private car for access and transport purposes, contrary to Policy TR1 of the High Peak Saved Local Plan Policies 2008, Planning Policy Statement 4: Planning for Sustainable Economic Growth, PPG13: Transport and The Good Practice Guide on Planning for Tourism, May 2006.

3. The provision of adequate forward visibility for a vehicle turning right into the proposed new vehicular access would involve the use of land, which appears to lie outside the applicants control. As such the proposed development fails to demonstrate that adequate visibility splay can be provided in accordance with Policy TR5 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

BC1 - External Materials

OC1 - Countryside Development

OC3 - Special Landscape Area Development

OC4 - Landscape Character and Design

OC5 – Development Conspicuous from the Peak District National Park

TR1 - Transport Implications of new development

TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:
Location Plan
100-A3
101-A3
103-A2
104-A1
311/4318.1

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Michael Green
Planning Applications Manager