



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 Steve Cuthbert
Arnfield Fly Fishery
Arnfield Reservoir
Tintwistle
Glossop
SK13 1HP

Application no. HPK/2011/0312

Registered on 11/08/2011

Determined on 05/10/2011

Agent Window & Conservatory Options
Options House
Peakdale Road
Glossop
SK13 6LQ

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

Proposed side conservatory on the existing Arnfield Fly Fishery clubhouse at Arnfield Reservoir Manchester Road Tintwistle

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

Reasons

1. The conservatory by reason of its scale is inappropriate development in the green belt. The scale, design and materials of construction proposed would be detrimental to the character of the existing building and harmful to the visual amenities of the green belt and special landscape area. The development is contrary to Policies GD4, OC1, OC2, OC3 and OC4 of the High Peak Saved Local Plan Policies 2008.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design

Plans

The plans to which this Notice refers are listed below:

Location Plan
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Michael Green
Planning Applications Manager

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