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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 Nr Vincent Macdonald
Dryfield
Maynestone Road,
Chinley
High Peak

Application no. HPK/2011/0499

Registered on 04/10/2011

Determined on 25/11/2011

Agent Mrs Sally Whealdon
86 Buxton Road
Disley
SK12 2HE

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

Change of use from A1 to Residential to form 2 No Flats. Alterations to front elevation. at 26 30 Union Road New Mills

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

Reasons

1. The proposed development would fail to enhance the vitality and viability of New Mills Town Centre, contrary to policys TC1 and TC6 of the Adopted High Peak Local Plan (Saved Policies) and PPS4 Planning for Sustainable Economic Growth.

Policies relevant to this decision

BC5 - Conservation Areas
EMP 6 - Industry and business within the built-up area boundaries and homeworking

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Michael Green
Planning Applications Manager

GD2 - Built up area boundaries
GD3 - Improvement Corridors
H5 - Housing within the Built up Area Boundaries
TC1 - Town Centres
TC2 - Town Centre Environment
TC6 - Retention of Local Centres and Village Shops

Plans

The plans to which this Notice refers are listed below:

Location Plan 1
2
3A
4

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Michael Green
Planning Applications Manager