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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
Taylor & Wood
106 Market Street
Hyde
SK14 1ES

Agent
JPP Design Services
141 Stockport Road
Gee Cross
Hyde
SK14 5RA

Application no. HPK/2011/0399

Registered on 11/10/2011

Determined on 09/12/2011

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

Resubmission of HPK/2010/0585 for 12 No single garage units at Former Quarry Thorpe Street Glossop

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

Reasons

1. The proposal would be contrary to the interests of highway safety by reason that it would result in an intensification in the use of the junction with the adopted highway Thorpe Street, where the access is sub-standard, having regard to local and national design standards. The development would be contrary to policies TR5 and GD5 of the Adopted High Peak Saved Local Plan 2008.
2. The proposed development by virtue of its design, siting, materials, form, positioning within the site and associated hardstanding would have an unacceptable impact on the Old Glossop Conservation Area of which the site forms a part. The proposal would

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Michael Green
Planning Applications Manager

neither preserve or enhance the character nor appearance of the Conservation Area and would be contrary to policy BC1, BC5, GD4 of the Adopted High Peak Saved Local Plan 2008 and national policy guidance relating to Planning for the Historic Environment, PPS5.

3. The proposed development is unsatisfactory for the reasons noted here. The refusal to grant planning permission for development of the nature now proposed has previously been supported by appeal decision (Planning Inspectorate reference APP/H1033/A/96/269525/P7 dated 16 December 1996).

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
GD7 - Crime Prevention
OC10 - Trees and Woodlands
TR5 - Access, parking and design

PPS1 Delivering Sustainable Development

PPS5 Planning for the Historic Environment

PPG13 Transport

Plans

The plans to which this Notice refers are listed below:

650_001Rev A
650_002Rev A
650_003
650_004
650_005

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Michael Green
Planning Applications Manager