www.highpeak.gov.uk

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	Mr Ian Fletcher Fletcher Towers Brookbottom Road New Mills SK22 3DX	Application no.	HPK/2011/0440
		Registered on	17/10/2011
Agent	John F Lomas M.R.I.C.S M.B.Eng Rothbury Chapel Road Hayfield SK22 2JF	Determined on	12/12/2011

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

Engineering works to improve access route, enlarge hardstanding area & improve field access at Brow Farm High Lea Road New Mills

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

Reasons

1. The development is considered to be an inappropriate form of development within the Green Belt, as defined by the High Peak Local Plan Saved Policies 2008, OC2. The development is similarly contrary to national policy guidance relating to development within the Green Belt, PPG2. It is not considered that very special circumstances exist to justify the approval of inappropriate development in the Green Belt.
2. The development by reason of its siting, scale, design and extent of engineering operation is detrimental to the character and visual amenities of the Green Belt and Countryside As such the proposal is contrary to Policy GD4, GD6, OC1, OC2 and OC4 of the High Peak Local Plan Saved Policies 2008 and National Planning Policy Guidance 2: Green Belts.

……
Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
TR5 - Access, parking and design

PPS1 – Delivering Sustainable Development

PPG2 – Green Belts

PPS4 – Planning for Sustainable Economic Growth

PPS7 – Sustainable Development in Rural Areas

Plans

The plans to which this Notice refers are listed below:

Location Plan 11.8
11.8/1A
11.8/2A
11.8/3

……

Michael Green
Planning Applications Manager