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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 Treville Properties
83 Chapel Road
Whaley Bridge
SK23 7EP

Agent TADW Architects
6 St Petersgate
Stockport
SK1 1HD

Application no. HPK/2011/0547

Registered on 05/10/2011

Determined on 13/12/2011

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

Proposed Development of 3 Number 4 Bedroom 7 Person Detached houses with access road, integrated car parking and waste/recycling area and associated external works. at Millers Vale Development Church Lane New Mills

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

Reasons

1. The proposed development, by reason of it's position and form, would constitute inappropriate development on a greenfield site, contrary to policy H1 of the Adopted High Peak Local Plan, Saved Policies.

2. The proposed urbaniztion of the site, which constitutes an attractive semi-rural area of land would be detrimental to both amenity and to the historic character of New Mills. The proposal is therefore contrary to Adopted High Peak Local Plan Policy GD4 and

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Michael Green
Planning Applications Manager

the provisions of PPs3 “Housing” and PPG17 “Planning for Open Space, Sport and Recreation”.

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

M1158/2
29 P1
30 P1
31 P1
32 P1
33 P1

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Michael Green
Planning Applications Manager