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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 Mrs Sally Ann Rogerson
Heath Farm
The Heath
Glossop
SK13 7QF

Application no. HPK/2011/0604

Registered on 31/10/2011

Determined on 20/12/2011

Agent
Mr Rex Charlton
Clovelly
11 Auburn Avenue
Gee Cross
Hyde
SK14 5HS

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

Application or Removal of Condition 3 for Application HPK/2002/0555 to allow the property to be sold or let, seperately from the main dwelling at Heath Farm The Heath Glossop

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

Reasons

1. The proposed development would constitute the creation of a new dwelling in the Countryside, and would be inappropriate development in principle, contrary to policy OC1 of the Adopted High Peak Local Plan Saved Policies and guidance contained within PPS7 Sustainable Development in Rural Areas, and PPS3 Housing.

Policies relevant to this decision

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Michael Green
Planning Applications Manager

GD4 - Character Form and Design
OC1 - Countryside Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site Plan
01
02

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Michael Green
Planning Applications Manager

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