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 Barratt
Combs Valley Livery Yard
Owlgreave Bungalow Farm
Combs Road
Combs
SK23 9UW

Agent AJS Architecture
32 Carr Road
Buxton
Sk17 6WF

Application no. HPK/2011/0629

Registered on 09/11/2011

Determined on 04/01/2012

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

Erection of four stables at The Bungalow, Owlgreave Farm, Combs Road, Chapel-En-Le-Frith

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

Reasons

1. The proposed development by virtue of its siting, size and scale would result in a visually harmful development which would detract from the rural character and local distinctiveness of the open countryside. As such the development fails to comply with Policies OC1 and LT5 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

…….
Michael Green
Planning Applications Manager

BC1 - External Materials

GD4 - Character Form and Design

LT5 - Horse riding facilities, stables and riding schools

OC1 - Countryside Development

OC4 - Landscape Character and Design

TR5 - Access, parking and design

Plans
The plans to which this Notice refers are listed below:
Location Plan
Survey 01
Survey 02
Survey 03
Survey 04
Survey 05
Proposed 01
Proposed 02
Proposed 03

……

Michael Green
Planning Applications Manager