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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 Mr Simon Woodall
The Pack Horse
The Pack Horse Market Street
Hayfield
SK22 2EP

Agent McCall Hayfield
ASHLAR
Market Street
Hayfield
SK22 2EP

Application no. HPK/2011/0612

Registered on 01/12/2011

Determined on 16/01/2012

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

Retention of smoking shelter and timber decking floor to outdoor trading area at PACK HORSE HOTEL MARKET STREET HAYFIELD

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

Reasons

1. The development has a harmful impact on the character of Hayfield Conservation Area and the setting of the Pack Horse Hotel. It clearly conflicts with the Adopted Hayfield Conservation Area Character Appraisal as well as Policies BC5 and GD4 of the High Peak Saved Local Plan Policies 2008 and advice set out in PPS5
2. The paraphernalia obstructs exit visibility from Kinder Road and The Pack Horse car park to the detriment of highway safety and contrary to Policy TR5 of the High Peak Saved Local Plan Policies 2008.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity

Plans

The plans to which this Notice refers are listed below:

Location Plan
01
02

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Michael Green
Planning Applications Manager