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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 Jonathan Watmough
Fern Cottage
Fern Road
Buxton
SK17 9NP

Application no. HPK/2011/0693

Registered on 30/12/2011

Determined on 22/02/2012

Agent

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

Proposed Block of 5 Wooden Stables for Personal Use - Each Stable Being 12 ft x 12 ft (3.6m x 3.6m) at Fern Cottage Fern Road Buxton

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

Reasons

1. The proposed stables are considered to be inappropriate in terms of their size and scale to the rural character of the locality, and would therefore adversely affect the visual amenities of the open countryside and Special Landscape Area, contrary to Policies OC1, OC3 and LT5 of te adopted High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

BC1 - External Materials

GD4 - Character Form and Design

GD5 – Amenity

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Michael Green
Planning Applications Manager

LT5 - Horse riding facilities, stables and riding schools

OC1 - Countryside Development

OC3 - Special Landscape Area Development

OC4 - Landscape Character and Design

OC10 - Trees and Woodlands

TR5 - Access, parking and design

Plans
The plans to which this Notice refers are listed below:

1:1250 Location Plan

Pages 2a, b and c

Page 4 (1:500 Site Plan)

Page 5 (1:50 Floor plan)

Page 6 (1:50 Elevations)

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Michael Green
Planning Applications Manager