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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 JRD Morten
Cowdale Hall
Cowdale
SK17 9SE

Agent Sammons Architectural Ltd
10
Cawdry Buildings
Fountain Street
Leek
ST13 6JP

Application no. HPK/2012/0011

Registered on 12/01/2012

Determined on 08/03/2012

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

Proposed Conversion of Barn to form 2 Holiday Units. at Cowdale Hall Unnamed Road From A515 To A6 Cowdale

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

Reasons

1. Insufficient survey information has been undertaken to ascertain the presence of bats on site and identify appropriate mitigation measures. As such the Local Planning Authority cannot adequately assess the impact of the development in line with the requirements of PPS9 Biodiversity and Geological Conservation and protected species present on site could be harmed.

Policies relevant to this decision

…….
Michael Green
Planning Applications Manager

GD4 - Character Form and Design
GD5- Amenity

OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 Access Parking and Design

Plans

The plans to which this Notice refers are listed below:

2011-1748-03
2011-1748-05A
2011-1748-07

…….

Michael Green
Planning Applications Manager