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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 Vincent MacDonald
Dryfield Maynestone Road
Chinley
SK23 6AQ

Agent
Inglenook
Station Road
Strines
New Mills
SK22 3AL

Application no. HPK/2012/0032

Registered on 20/01/2012

Determined on 09/03/2012

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

Change of Use as Part of A1 Shop units to provide 2 No flats at rear and alterations to shop front to provide a new door at 26 30 Union Road New Mills

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

Reasons

1. This proposal if implemented would result in two dwellings provided with an inadequate standard of residential amenity by reason of poor access to natural light and poor outlook contrary to High Peak saved Local Plan Policies GD4, GD5, H11 and H14, and Supplementary Planning Guidance: Residential Design.

2. The proposed development would result in a reduction in the size and viability of the existing retail units. As such the proposal fails to retain the vitality and viability of New

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Michael Green
Planning Applications Manager

Mills Town Centre, contrary to policies TC1 and TC6 of the adopted High Peak Local plan (saved policies) and PPS4 Planning for Sustainable Economic Growth.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity
H11 - Layout and Design of residential development
TC1 - Town Centres
TC2 - Town Centre Environment
TC6 - Retention of Local Centres and Village Shops
TC10 - Car Parking and Access Improvements
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

1
2
3
4

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Michael Green
Planning Applications Manager