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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 V Garlick
Long Hill Farm
Long Hill
Buxton
SK17 6SU

Agent Jonathan V. Davies
1 Market Street
Buxton
SK17 6JY

Application no. HPK/2011/0624

Registered on 16/01/2012

Determined on 16/03/2012

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

Proposed two new open market dwellings. at Land Adjacent to Nithen End Farm Long Hill Buxton

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

Reasons

1. The proposed residential development and associated parking, by reason of its siting, scale, design and appearance would represent an inappropriate and undesirable urban intrusion into an area of countryside which has also been designated as a special landscape area, thereby causing harm to the character and distinctiveness of the immediate area and surrounding countryside and special landscape area. As such the proposal is contrary to Policy GD4, OC1, and OC3 of the High Peak Local Plan Saved Policies 2008 and National Planning Policy Statements PPS3 and PPS7.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC10 - Trees and Woodlands
TR5 - Access, parking and design

PPS3 Housing

PPS7 Sustainable Development in Rural Areas

Plans

The plans to which this Notice refers are listed below:

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Michael Green
Planning Applications Manager