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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 L & Mrs K Bagshaw Quarry Bank Valley Road Hayfield SK22 2LP	Application no. HPK/2012/0106 Registered on 24/02/2012
Agent	John F Lomas M.R.I.C.S M.B.Eng Rothbury Chapel Road Hayfield SK22 2JF	Determined on 18/04/2012

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

Proposed Extension to Existing Bungalow replacing previous extension. at Quarry Bank Valley Road Hayfield

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

Reasons

1. The extensions and alterations proposed by reason of their scale are inappropriate development in the Green Belt contrary to the provisions of Section 9 of the National Planning Policy Framework and Policy OC2 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

High Peak Saved Local Plan Policies 2008.

BC1 - External Materials
H14 - Domestic Extensions and ancillary buildings

……
Michael Green
Planning Applications Manager

OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design

National Planning Policy Framework.

Plans

The plans to which this Notice refers are listed below:

Location Plan
12.1/1
12.1/2
12.1/3
12.1/4

Note to Applicant

The applicant should be aware that this site is a former landfill site. Land contamination including ground gas should therefore be assumed and applications to develop this site should be accompanied by a suitable contamination assessment.

…….
Michael Green
Planning Applications Manager

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