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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 Ian Barratt
The Bungalow Owlgreave Farm
Combs Road
Combs
Chapel en le Frith
SK23 9UW01298 814617

Agent AJS Architecture
32 Carr Road
Buxton SK17 6WF

Application no. HPK/2012/0099

Registered on 29/02/2012

Determined on 16/04/2012

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

Proposed three stables as a link building in the livery yard, extension to existing agricultural shelter & extension to approved shelter for riding club. at Owlgreave Farm Combs Road Chapel-En-Le-Frith

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

Reasons

1. The proposed developments would result in buildings of a scale and size which are above any demonstrable need and by reason of their siting and location would result in visually harmful development which would detract from the rural charcter and local distinctiveness of the open countryside. The development thus fails to comply with Policies LT5, OC1, OC4 and OC6 of the High Peak Saved Local Plan Policies 2008 nor with advice in the National Planning Policy Framework, including but not limited to advice in paragraph 109, which seeks to ensure that valued landscapes are protected and enhanced.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

High Peak Saved Local Plan Policies 2008.

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
LT5 - Horse riding facilities, stables and riding schools
OC1 - Countryside Development
OC4 - Landscape Character and Design

National Planning Policy Framework.

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site plans
01
02
03
04
05
06
07
08

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Michael Green
Planning Applications Manager