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High Peak Borough Council
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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/2012/0105 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 19/04/2012

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

Proposed Detached Garage 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 garage/store by reason of its scale and proposed domestic use is 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.
2. The design and materials of construction of the proposed garage/store is out of character with local vernacular and would be detrimental to the visual characteristics of the countryside. The development is contrary to Policies BC1, GD4, OC1, OC2, OC4 of the High Peak Saved Local Plan Policies 2008 and advice on design in The National Planning Policy Framework.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design

Plans

The plans to which this Notice refers are listed below:
Location Plan
12.2/1
12.2/2

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.

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Michael Green
Planning Applications Manager