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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 Mrs Patricia Gresty
Dunnfaffin Cottage 1 Hafodllin Fawr
Rhosgoch
Anglesey
LL66 0AP

Application no. HPK/2012/0027

Registered on 01/02/2012

Determined on 16/04/2012

Agent

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

Application for removal or variation of Condition 1 - to change from Holiday Cottages to Residential at Sweet Water Cottages Longridge Lane Peak Dale

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

Reasons

1. The proposal would result in the establishment of two permanent residential dwellings, and the loss of a economically beneficial use, within the open countryside contrary to Policy OC1 of the Adopted High Peak Local Plan 2008 (Saved Policies) and advice in the National Planning Policy Framework including, but not limited to, advice in paragraph 28.

2. The proposal will result in an increase in vehicle movements using substandard road junctions at Longridge Lane/ Batham Gate Road and Longridge Lane /Waterswallows lane, to the detriment of highway safety and contrary to Policy TR5 of the adopted High Peak Local Plan 2008 (Saved Policies)

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Michael Green
Planning Applications Manager

Policies relevant to this decision

EMP 7 - Industry and business in the countryside
GD4 - Character Form and Design
OC1 - Countryside Development
OC4 - Landscape Character and Design

Plans

The plans to which this Notice refers are listed below:

Location Plan
01
02

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Michael Green
Planning Applications Manager