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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 David Mellers
Toll Bar Cottage Long Hill
Fernilee
SK23 7HB

Agent

Application no. HPK/2012/0131

Registered on 06/03/2012

Determined on 01/05/2012

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

Retention of access to garden of Toll Bar Cottage via Elnor Lane. at Toll Bar Cottage Long Hill Fernilee

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

Reasons

1. The access as constructed and with the modifications proposed has substandard emerging visibility onto Elnor Lane which is a classified (C111) highway. The development is thus contrary to the best interests of highway safety and contrary to Policy TR5 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

High Peak Saved Local Plan Policies 2008

OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

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Michael Green
Planning Applications Manager

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

Location Plan

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Michael Green
Planning Applications Manager

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