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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

OUTLINE PLANNING APPLICATION

REFUSAL

Applicant	Miss Laura Hall 29 Hockerley New Road Whayley Bridge SK23 7GA	Application no.	HPK/2012/0066
		Registered on	13/03/2012
Agent	Richard Mundy Building Design Travel House Buxton Road Bakewell DE45 1BZ	Determined on	04/05/2012

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

Proposed Residential Development of Brownfield Site at Lodge Farm Stables Calico Lane Furness Vale

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

Reasons

1. The proposal is an inappropriate form of development within the Green Belt, as defined by the Development Plan. The development is therefore contrary to policy OC2 of the High Peak Saved Local Plan and would cause harm to the objectives of that policy. The development is similarly contrary to the National Planning Policy Framework relating to development within the Green Belt.

2. The proposed development, would be likely to cause harm to the openness and visual amenities of the Green Belt contrary to High Peak Saved Local Plan Policy OC2. The development is similarly contrary to the National Planning Policy Framework relating to development within the Green Belt.

…….
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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3. The proposed development is within Flood Zone 3 as identified by the Environment Agency Flood Risk Map and is therefore at significant risk of flooding. The LPA consider that sufficient available and sequentially preferable land is available within the Borough for housing. The proposal therefore fails the sequential test in relation to flood risk and is considered unacceptable, in line with advice contained within the NPPF in relation to flooding.

Policies relevant to this decision

Archaeological and Other Heritage Features
GD3 - Improvement Corridors
GD4 - Character Form and Design
H13 - Replacement Dwellings in the Countryside
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
OC10 - Trees and Woodlands

Plans

The plans to which this permission refers are listed below:

Location Plan

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Michael Green
Planning Applications Manager

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