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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
P E Jones (Contractors) Ltd
Emerson House Heyes Lane
Alderley Edge
SK9 7LF

Agent
The Emerson Group
Emerson House
Heyes Lane
Alderley Edge
SK9 7LF

Application no. HPK/2012/0083

Registered on 14/02/2012

Determined on 25/04/2012

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

Demolition of Vacant Bus Depot & Associated Buildings & Erection of 28 Residential Properties & Cricket Net at Former South Glossop Bus Depot York Street Glossop

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

Reasons

1. The proposed development, by reason of the proposed siting, scale, form, density and layout, and by reason of the nature of the proposed landscaping, would be an inappropriate form of development on site and would cause harm to the character and appearance of the street scene and injure the visual amenities of area. As such the proposal is contrary to Policy GD4, GD5, GD6 and H11 of the High Peak Local Plan Saved Policies 2008 and guidance in National Planning Policy Guidance, including but not limited to paragraphs 56, 57, 58, 59, 64 and 196.

.....
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

2. The proposed development constitutes an overdevelopment of the site, contrary to policies GD4 and H11, of the Adopted High Peak Local Plan Saved Policies and Guidance contained within the National Planning Policy Framework, including but not limited to paragraphs 56, 57, 58, 59, 64 and 196.

3. The proposed development would be cramped, over intensive, and would offer an unsatisfactory standard of residential amenity for future occupiers, contrary to policies GD4 and GD5 of the Adopted High Peak Local Plan Saved Policies and the National Planning Policy Framework, including but not limited to paragraphs 56, 57, 58, 59, 64 and 196.

Policies relevant to this decision

CF3 - School and College facilities
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
H5 - Housing within the Built up Area Boundaries
H9 - Affordable Housing for Local Needs
LT4 - New Recreation facilities
OC10 - Trees and Woodlands
TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

01
253-05
Indicative Landscape Streetscape
11034 -01-M
G-01 Rev C
G-02 Rev C
G-03 Rev B
G-04 Rev C
G-05 Rev D
SCP/11121/TK02 revised by SCP/11121/SPA/01

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Michael Green
Planning Applications Manager

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