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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
High Peak Developments
PO BOX 64
Lymm
WA13 0FX

Application no. HPK/2012/0087

Registered on 15/02/2012

Determined on 15/05/2012

Agent
Maybin Architectural Design
The Studio
Hather Low House
Hather Low
Romiley
SK6 3DY

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

Application to Replace Extant Planning Permission - HPK/2003/0791 for new Mixed Use Development of Retail, Business and Restaurant at Land Adjacent River Goyt Bridgemont Whaley Bridge

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 and layout, fails to provide an appropriate 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 of the Adopted High Peak Local Plan

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Michael Green
Planning Applications Manager

and guidance contained in the National Planning Policy Framework, including but not limited to paragraphs 59, 61 and 64.

Policies relevant to this decision

BC1 - External Materials
EMP2 - Industry and business allocations in the central area
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
GD7 - Crime Prevention
TC14 - Regeneration area at Hogs yard, Whaley Bridge
TR3 - Local Road schemes
TR5 - Access, parking and design

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