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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 Simon Tong
The Spring Tavern Woolley Bridge
Glossop
SK13 2NX

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2012/0180

Registered on 23/03/2012

Determined on 17/05/2012

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

Proposed Construction of 6 Dwellings and change of use, Former Public House into one dwelling at Spring Tavern Woolley Bridge Hadfield Glossop

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

Reasons

1. The proposed development is within Flood Zone 3 as identified by the Environment Agency Flood Risk Map and is therefore at signficant risk of flooding. The LPA consider that sufficient 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.

2. Insufficient information has been submitted with the application in order to adequately assess the impact of the proposed development on nature conservation interests, particularly trees. The proposed development, by virtue of its size and siting would result compromise the continued well being of existing trees which are of amenity value to the

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Michael Green
Planning Applications Manager

area as a whole, thus being contrary to policy OC10 of the High Peak Saved Local Plan 2008 and NPPF.

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
GD7 - Crime Prevention
GD12 - Unstable Land, Landfill and Contaminated Sites
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
OC10 - Trees and Woodlands
TR5 - Access, parking and design
TR13 - Long Distance and local trails
TR14 - The protection and construction of trails

National Planning Policy Framework

Technical Guidance to the National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

2274-4G
2274-9F
2274-12
2274-50E

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Michael Green
Planning Applications Manager

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