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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

FULL PLANNING APPLICATION

REFUSAL

Applicant Mr Philip Mason
Polebrook Limited
18 Rutland Terrace
Stamford
PE9 2QD

Application no. HPK/2012/0138

Registered on 22/03/2012

Determined on 17/05/2012

Agent Ben Nicholas
Trident
Trident House
31-33 Dale Street
Liverpool
L2 2HF

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

Proposed New Boundary Treatment at Brotherton Mill Dinting Vale Business Park 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 form and external appearance fails to enhance the external appearance of the area and would have a detrimental effect on townscape, designated in the High Peak Local Plan as an Improvement Corridor, contrary to policy GD3 of the Adopted High Peak Local Plan Saved Policies and guidance contained within the National Planning Policy Framework.

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pp Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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2. The proposed development by reason of its form and design would have a detrimental effect of the visual qualities of the locality contrary to Policy GD4 of the Adopted High Peak Local Plan and guidance contained within the National Planning Policy Framework.

3. The proposed development fails to provide a high standard of design and layout in relation to access visibility, to the detriment of highway safety, contrary to Policy TR5 of the Adopted High Peak Local Plan Saved Policies.

Policies relevant to this decision

BC1 - External Materials
BC10 - Archaeological and Other Heritage Features
EMP 4 - Primary Employment Zones
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
TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to to which this Notice refers are listed below:

2011/420/01A
2011/420/08
2011/420/11

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Michael Green
Planning Applications Manager

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