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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
Kelsa Truck Products Ltd
Bowden Hey Mill Bowden Lane
Cahpel-en-le-Frith
SK23 0JQ

Agent
Martin Maclean Ltd
1 Market Street
Whaley Bridge
SK23 7AA

Application no. HPK/2011/0504

Registered on 04/11/2011

Determined on 18/01/2012

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

Conversion of a historic mill building to 6 residential units with associated parking access and landscape, facilitated by the demolition of adjacent subsidiary building and modern link, at Bowden Hey Mill Bowden Lane Chapel-En-Le-Frith

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

Reasons

1. The proposal would result in a loss of employment land contrary to Policy EMP9 of the adopted High Peak Local Plan 2008 and advice in PPS4 Planning for Sustainable Growth. Insufficient information has been put forward to justify the loss of the employment land.

2. The proposal would result in the loss of a substantial part of a heritage asset within a Conservation Area contrary to the provisions Policy BC5 of the adopted High Peak Local Plan 2008 and advice in PPS5 Planning and the Historic Environment. Insufficient

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Michael Green
Planning Applications Manager

justification has been provided to substantiate the loss of this part of the building and it is not considered that any potential benefits of the scheme outweigh the harm caused by the loss of the asset.

Policies relevant to this decision

BC5 - Conservation Areas Archaeological and Other
EMP 4 - Primary Employment Zones
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD2 - Built up area boundaries
H5 - Housing within the Built up Area Boundaries
TR5 - Access Parking and Design

PPS4 Planning for Sustainable Economic Growth
PPS5 Planning and the Historic Environment

Plans

The plans to which this Notice refers are listed below:

001
002
003
004
005
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010
011
012
013
PM4146/S001
2407/01

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Michael Green
Planning Applications Manager