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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 M Hopkins
Brewood Macclesfield Road
Whaley Bridge
SK23 7DR

Agent Equestrian Design
5 Wasley Court
Fearnhead
Warrington
WA2 0DH

Application no. HPK/2012/0313

Registered on 28/05/2012

Determined on 20/07/2012

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

Proposed Replacement Barn at Ellibancke Farm Redmoor Lane New Mills

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

Reasons

1. The proposed building is considered overly large for the agricultural holding iit seeks to service. Insufficiant agricultural justification therefore exists to support the proposal. The development is therefore contrary to Policies OC1, OC2 and OC6 of the Saved High Peak Local Plan which seeks to protect the open countryside and Green Belt from harmful development and guidance contained in the NPPF.
2. The proposed development, by virtue of its non essential nature constitutes inappropriate development in the Green belt and in the absence of any very special circumstances is contrary to OC2 and NPPF paragraphs 87 and 88.
3. The siting, form and position of the proposed barn would cause harm to the openess and visual amenities of the Green Belt contrary to High Peak Saved Local Plan Policy OC2

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Michael Green
Planning Applications Manager

and National Planning Policy Framework paragraphs 87 and 88, by reaons of its large size, height and prominent position in relation to Redmoor Lane.

Policies relevant to this decision

BC1 - External Materials
EMP 7 - Industry and business in the countryside
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
H5 - Housing within the Built up Area Boundaries
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
OC10 - Trees and Woodlands
TR5 - Access, parking and design

National Planning Policy Framework

Paragraphs 56, 57, 58, 60, 61, 64, 79, 80, 81, 84, 87, 88, 89, 109.

Plans
The plans to which this Notice refers are listed below:
Location Plan
240512
250512

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Michael Green
Planning Applications Manager