



www.highpeak.gov.uk

**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 & Mrs Hallam  
Westwood New Mills Road  
Birch Vale  
SK22 1BT  
Agent John F Lomas M.R.I.C.S M.B.Eng  
Rothbury Chapel Road  
Hayfield  
SK22 2JF

Application no. HPK/2012/0404

Registered on 09/07/2012

Determined on 31/08/2012


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

**Proposed detached building to provide double garage, gym, storeroom & additional bedroom at Westwood New Mills Road Birch Vale**

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

### Reasons

1. This proposal represents a new, large scale building for residential use which would seriously harm the open character of the Open Countryside and Green Belt contrary to High Peak saved Local Plan Policies OC1 and OC2 and paragraphs 70 - 90 of the National Planning Policy Framework.
2. This proposal lies close to a number of mature trees sited along the property frontage and which form an attractive landscape feature within the Open Countryside and Green Belt. This proposal fails to demonstrate that the proposal can be implemented without serious harm to these trees whose loss would harm the character and appearance of these designated areas contrary to High Peak Local Plan policies OC1, OC2 and OC10 and paragraphs 70 - 90, 109, 118 and of the National Planning Policy Framework.

  
Michael Green  
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF  
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76  
E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk) Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)

### **Policies relevant to this decision**

BC1 - External Materials  
GD4 - Character Form and Design  
GD5 - Amenity  
OC1 - Countryside Development  
OC2 - Green Belt Development  
OC10 - Trees and Woodlands  
TR5 - Access, parking and design


### **Plans**

The plans to which this Notice refers are listed below:

Location Plan

12..6/1

12.6/2

  
.....  
Michael Green  
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF  
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76  
E-mail [planning@highpeak.gov.uk](mailto:planning@highpeak.gov.uk) Website [www.highpeak.gov.uk](http://www.highpeak.gov.uk)