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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 & Mrs TB Lawton
Badgers Brook The Wash
Chapel en le Frith
SK23 0QN

Agent John Church Planning Consultancy
Victoria Buildings 117
High Street
Clay Cross
Chesterfield
S45 9DZ

Application no. HPK/2012/0292

Registered on 31/07/2012

Determined on 04/09/2012

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

Application for outline permission for proposed Residential Development at Birch House Spinnerbottom Birch Vale

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

Reasons

1. The proposed development represents an inappropriate form of development within the Green Belt, as defined by the High Peak Local Plan Saved Policies 2008, OC2. The development is similarly contrary to guidance contained within the National Planning Policy Framework relating to Protecting Green Belt Land. It is not considered that very special circumstances exist to justify the approval of inappropriate development in the Green Belt.
2. Insufficient information has been submitted which demonstrates there is no market demand for the site as a continued employment use. The application fails to provide

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Michael Green
Planning Applications Manager

any marketing or sales evidence. The proposed development is contrary to policy EMP9 of the High Peak Saved Local Plan.

3. The proposal would have a detrimental impact on the character and distinctiveness of the countryside and injure the visual amenities of the Green Belt and is would introduce an isolated residential development setting a precedent for further residential development within the locality.

4. The proposed access and associated residential development would lead to the threat and longevity to the continued health and well being of protected trees, contrary to policy OC10 of the High Peak Saved Local Plan and guidance contained within the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
EMP 7 - Industry and business in the countryside
EMP 9 - Change of Use from Industry or business
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
GD12 - Unstable Land, Landfill and Contaminated Sites
H1 - Principles of Housing Provision
H11 - Layout and Design of residential development
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
OC8 - Sites of Importance for Nature Conservation
OC10 - Trees and Woodlands
TR1 - Transport Implications of new development
TR4 - Traffic Management
TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to which this Notice refers are listed below:

Location Plan
JC/G41A/2
JC/G41A/4
JC/G41A/5
RL/JC/DHB/BHBV/01
RL/JC/DHB/BHBV/02

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Michael Green
Planning Applications Manager