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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 & Mrs Paul Cassidy
Storth Meadow Farm High Lane
Simmondley
Glossop
SK13 6JN

Agent A C Marland
1 Oakcroft
Stalybridge
SK15 2UQ

Application no. HPK/2012/0405

Registered on 10/07/2012

Determined on 04/09/2012

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

New stables & menage at Storth Meadow Farm High Lane Simmondley Glossop

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

Reasons

1. The manege lies in a prominent position within an open field away from the settlement edge and Storth Meadow Farm House. This isolated position would result in activity being drawn unnecessarily across the field and seriously harming the open and rural character of the Green Belt, Open Countryside and Special Landscape Area contrary to High Peak Saved Local Plan Policies OC1, OC2, OC3, OC4 and LT5 and Section 11 of the National Planning Policy Framework.

2. The proposal would seriously harm the rural character of a sensitive area of countryside between Charlesworth and Simmondley contrary to the aims of High Peak Saved Local

…….
Michael Green
Planning Applications Manager

Plan Green Belt Policy OC2 and paragraph 80 of the National Planning Policy Framework.

3. The proposed positioning of the stable blocks would result in an unacceptable increase in noise and disturbance and outlook to No 27 Spring Rise by reason of their proximity to the first floor of this property contrary to High Peak Saved Policies GD5 of the High Peak saved Local Plan Policies and Section 7 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
LT5 - Horse riding facilities, stables and riding schools
OC1 - Countryside Development
OC2 - Green Belt Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

2302:01

…….

Michael Green
Planning Applications Manager

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