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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 Simon Woodall 3-5 Market Street Hayfield SK22 2EP	Application no.	HPK/2012/0372
		Registered on	18/07/2012
Agent	John McCall Architects The Old Co-op Building Market Street Hayfield SK22 2JE	Determined on	04/09/2012

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

Outdoor eating and drinking area with outdoor smoking area at 3- 5 MARKET STREET HAYFIELD

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

Reasons

1. The development has a harmful impact on the character of Hayfield Conservation Area and the setting of The Pack Horse Hotel. It clearly conflicts with the Hayfield Conservation Area Character Appraisal which is adopted Council Policy as well as Policies BC5 and GD4 of the High Peak Saved Local Plan Policies 2008 and advice set out in Section 12 of the National Planning Policy Framework.
2. The development lies within the public highway and will obstruct exit visibility from Kinder Road and The Pack Horse car park to the detriment of highway safety and contrary to Policy TR5 of the High Peak Saved Local Plan Policies 2008.

…….
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 Website www.highpeak.gov.uk

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD4 - Character Form and Design
GD5 - Amenity

Plans

The plans to which this Notice refers are listed below:

01
02
03
04
05
Location Plan 06
Site Plan 07

…….

Michael Green
Planning Applications Manager

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