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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 Ian Barratt
Owlgreave Farm
Combs Road
Combs
Chapel-en-le-Frith
SK23 9UW

Agent AJS Architecture
32 Carr Road
Buxton
SK17 6WF

Application no. HPK/2012/0387

Registered on 04/07/2012

Determined on 04/09/2012

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

Camping and Caravan site for 8 caravans and 10 tents with associated toilet/shower block at Owlgreave Farm, Combs Road, Chapel-En-Le-Frith

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

Reasons

1. The proposed development by reason of the size of the siting of the caravans would result in a discordant and incongruous feature within in the landscape. As such the development would result in a visually harmful form of development which would detract from the rural character and local distinctiveness of the open countryside, contrary to Policies OC1,and LT13 of the High Peak Saved Local Plan Policies 2008 and paragraphs 17, 28, 58 and 109 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

2. The proposed development, by virtue of the lack of information, fails to demonstrate how the new access road would respond to the existing landscape features at the site, taking account of the existing ground levels. As such the development would result in a visually harmful form of development which would detract from the rural character and local distinctiveness of the open countryside, contrary to Policies OC1,and LT13 of the High Peak Saved Local Plan Policies 2008.

Policies relevant to this decision

BC1 - External Materials

GD4 - Character Form and Design

GD5 – Amenity

LT13 - Touring caravan and camp sites

OC1 - Countryside Development

OC4 - Landscape Character and Design

TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:
Location Plan
SITE PLAN
SURVEY 01
SURVEY 02
PROPOSED 01
PROPOSED 02

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Michael Green
Planning Applications Manager