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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 Michael Wheelton
Hillside Farm Dolly Lane
Buxworth
SK23 7NN

Application no. HPK/2012/0423

Registered on 20/07/2012

Determined on 12/09/2012

Agent Keith Buttrill AMIBC Building Surveyor
51 Rowton Grange Road
Chapel En Le Frith
SK23 0LD

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

Proposed Vehicular Access at Hillside Farm Dolly Lane Buxworth

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

Reasons

1. The proposed vehicular access is considered to be outside of the domestic curtilage of Hillside Farm. As such the development will result in an encroachment of built development into open countryside which is detrimental to the open character and visual amenities of the countryside and contrary to the aims and purposes of including land within the Green Belt. The development is thus contrary to Policies OC1 and OC2 of the High Peak Saved Local Plan Policies 2008 and advice set out in Section 9 of the National Planning Policy Framework.

2. The proposed development would, by reason of its siting, scale, design, and extent of engineering operations required for the access and parking area, result in a detrimental

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Michael Green
Planning Applications Manager

impact to character and appearance of the countryside, special landscape area and Green Belt of which this site forms a part. As such the proposal is contrary to Policy GD4, OC1, OC2 and OC4 of the High Peak Saved Local Plan 2008 and guidance contained in the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H14 - Domestic Extensions and ancillary buildings
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
01
02
03
04
05

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Michael Green
Planning Applications Manager