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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

OUTLINE PLANNING APPLICATION

REFUSAL

Applicant Mr John Swindells
JW Swindells Ltd
The Vicarage Marsh Lane
New mills

Application no. HPK/2012/0143

Registered on 29/06/2012

Determined on 28/09/2012

Agent JR Consulting
44 Carleton Road
Higher Poynton
SK12 1TL

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

Application for Outline Planning Permission for Residential Development. at Land Off Marsh Lane New Mills

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

Reasons

1. In order to comply with the relevant provisions of the adopted High Peak Saved Local Plan Policies and the adopted Planning Obligations Supplementary Planning Document 2005 the development requires the delivery of affordable housing, a contribution towards off site play equipment and a long term landscape management plan, to ensure that the development provides suitable mitigations and measures to offset the impact of the Development. No such mechanism has been put in place to deliver the above requirements and accordingly the application is considered to conflict with the requirements of policies H9, OC4 and H12 of the High Peak Saved Local Plan Policies 2008.

……
Michael Green
Planning Applications Manager

Policies relevant to this decision

GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD12 - Unstable Land, Landfill and Contaminated Sites
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H9 - Affordable Housing for Local Needs
H11 - Layout and Design of residential development
OC10 - Trees and Woodlands
TR5 - Access, parking and design

Plans

The plans to which this permission refers are listed below:

Location Plan 10-036-P001
LAND-P002 Rev A
SSI:7407B:200:1:1
725/sp/01
725/04
249.001 Rev A
249.002
249.003
249.004
249.005
249.006
249.007
249.008
249.009
249.010
249.011
249.012
249.013
249.014

…….
Michael Green
Planning Applications Manager

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