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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 Andrew Mansfield
43 New Mills Road
Birch Vale
SK22 1BT

Agent

Application no. HPK/2012/0471

Registered on 22/08/2012

Determined on 17/10/2012

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

Proposed Dropping of Kerb at front of property to access driveway and relocation of small wall from the front of the property to the side to form small barrier between driveway and front garden pathway. at 43 New Mills Road Birch Vale

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

Reasons

1. The proposed access would have inadequate visibility at the point of access onto New Mills Road. As a result, acceptance of the proposal would lead to vehicles entering, leaving and crossing the principal road carriageway, other than in a forwards direction, under conditions of substandard visibility to the detriment of the free and safe flow of existing traffic contrary to the provisions of policy TR5 of the High Peak Local Plan Policy (Saved policies 2008).

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries

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Michael Green
Planning Applications Manager

GD4 - Character Form and Design
GD5 - Amenity
TR5 - Access, parking and design

Plans

The plans to which this Notice refers are listed below:

Location Plan
Site Plan

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Michael Green
Planning Applications Manager

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