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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 Edward Pearce
10 Rock Terrace
Buxton
SK17 6HN

Agent

Application no. HPK/2012/0497

Registered on 11/09/2012

Determined on 05/11/2012

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

Proposed Erection of Three Light Industrial Units with Associated Parking and Landscaping on Existing Commercial Yard. at Ladmanlow Yard Leek Road Buxton

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

Reasons

1. The proposal represents unwarranted, unsustainble development in the countryside, contrary to the provisions of Policies OC1 and EMP7 of the adopted High Peak Local Plan 2008 and advice in the National Planning Policy Framework.

2. Inadequate visibility splays are provided within the application site boundary at the junction of the existing access with the highway (A53). The proposal will result in an intensification of use of this potentially substandard junction contrary to the provisions of Policy TR5 of the adopted High Peak Local Plan 2008.

Policies relevant to this decision

EMP 7 - Industry and business in the countryside

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Michael Green
Planning Applications Manager

GD4 - Character Form and Design
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
1
2
3
4
5
6
LADMAN 05

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Michael Green
Planning Applications Manager