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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 Carl Lomas
Primitive Hall Main Street
Chelmorton
Nr. Buxton
SK17 9SH

Agent Mrs Barbara Fern
ASHCROFT
Shutts Lane
Bakewell
DE45 1JA

Application no. HPK/2012/0579

Registered on 12/10/2012

Determined on 06/12/2012

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

Proposed Change of Use of Joiners Workshop into 2No. Dwellings at 34 Market Street, Chapel-En-Le-Frith

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

Reasons

1. The submitted ecological survey fails to demonstrate that a European Potected Species would not be adversely affect by the proposed development. As such the development fails to comply with Conservation of Habitat and Species Regulations and the Wildlife and Countryside Act 1981 (as amended) and paragraph 118 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
TR5 - Access, parking and design

National Planning Policy Framework

Section 6 – Delivering a wide choice of high quality homes

Section 11 – Conserving and enhancing the natural enviroment

Section 12 – Conserving and enahncing the historic enviroment

Plans

The plans to which this Notice refers are listed below:
1218/01
1218/03
1218/04

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Michael Green
Planning Applications Manager