www.highpeak.gov.uk

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
Innovation Forge Ltd & Woodford Land Ltd
c/o Agent

Agent
Hourigan Connolly
7 Swan Square
15 Swan Street
Manchester
M4 5JJ

Application no. HPK/2012/0323

Registered on 01/06/2012

Determined on 30/11/2012

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

Demolition of remaining structures & redevelopment for up to 182 dwellings, up to 1,672 sqm business floorspace (use class B1), up to 279sqm of non residential institution floorspace (use class D1), community facilities & associated infrastructure. at Forge Bleach Works Forge Road Chinley

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

Reasons

1. In the interests of highway safety, including pedestrian safety, because of the deficiencies in emerging vehicle visibility at the junction of Forge Road and Whitehough Head Lane / Green Lane and the substandard nature of the immediate highway network at Whitehough Head Lane and Green Lane, including the lack of pavements, which cannot be satisfactorily mitigated against. The proposal is therefore contrary to Policies TR4 and TR5 of the High Peak Local Plan and advice in the National Planning Policy Framework in particular paragraphs 32, 34 and 35

……
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
Tel 0845 129 7777 or 01298 28400 Fax 01457 860290 Minicom 0845 129 48 76
E-mail planning@highpeak.gov.uk Website www.highpeak.gov.uk

2. In the absence of a completed legal agreement to secure appropriate community infrastructure the proposal would result in addition pressures upon existing play areas, open spaces, affordable housing, schools and the public highway. The development is therefore contrary to the adopted Planning Obligations Supplementary Planning Document, December 2005

Policies relevant to this decision

EMP 4 - Primary Employment Zones
EMP 6 - Industry and business within the built-up area boundaries and homeworking
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5- Amenity
TR1 - Transport Implications of New Development
TR4 - Traffic Management
TR5 - Access Form and Design
H1- Principles of Housing Provision
H9 - Affordable Housing for Local Need
H11- Layout and Design of Residential Development
H12- Public Open Space
OC10 Trees and woodland

Local Development Framework
Housing Needs in High Peak SPD
Landscape Character PSD

Plans
The plans to which this permission refers are listed below:
Location Plan LP01
P(00)004
SS01
IM02

…….
Michael Green
Planning Applications Manager