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

FULL PLANNING APPLICATION

REFUSAL

Applicant Mr Steven Walsh
S.A.W. Construction Services Ltd
Kingsmoor School Railway Street
Hadfield
Glossop
SK13 2AA

Agent Redfern Architectural Services Ltd
27 Canal Cottage
Manor View
Woodley
Stockport
SK6 1RS

Application no. HPK/2012/0573

Registered on 09/10/2012

Determined on 17/12/2012

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

Proposed Redevelopment of Existing Buildings & Curtilage to Create 14 No Residential Units & Associated Parking & Amenity Areas at Kingsmoor School Railway Street Hadfield Glossop

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

Reason

1. The development proposed makes inadequate provision for off-street parking within the application site and within a residential area where there is existing high competition for on-street parking space. The development would further intensify the competition for on-street parking in the locality of the site, which would be detrimental to the general amenities of existing neighbouring

.....
Michael Green
Planning Applications Manager

residents. The proposed development is thus contrary to Policies GD5 and H11 of the High Peak Saved Local Plan, 2008.

Policies relevant to this decision

High Peak Local Plan Saved Policies, 2008

BC1 - External Materials
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD7 - Crime Prevention
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
CF2 - Local Community Facilities

National Planning Policy Framework

Plans
The plans to which this Notice refers are listed below:

012-83-001
012-83-002
012-83-003
012-83-004
012-83-005
012-83-006 Rev B
012-83-007
012-83-008

……
Michael Green
Planning Applications Manager