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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 John McNamara
143 Manchester Road
Chapel en le Frith
SK23 9TN

Agent Mrs B Fearn
ASHCROFT
Shutts Lane
Bakewell
DE45 1JA

Application no. HPK/2012/0669

Registered on 04/12/2012

Determined on 24/01/2013

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

Proposed Construction of 6 No. Apartments at Land at 143 Manchester Road, Chapel- en-le- Frith

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

Reasons

1. The site is located within the open countryside as defined in the High Peak Saved Local Plan Policies 2008. In principle, and by virtue of its size, scale and footprint, the proposed development would erode an important open gap within the street scene, and which contributes towards the spatial and rural character of the locality. As such the proposed development woud set an undesirable precedent and would be detrimental to the established visual amenities and character of the locality, contrary to Policies OC1 and GD4 of the adopted High Peak Saved Local Plan Policies 2008 and advice in the NPPF at paragraph 17(5).

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
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
OC1 - Countryside Development
OC4 - Landscape Character and Design
OC10 - Trees and Woodlands
TR5 - Access, parking and design

National Planning Policy Framework
Paragraphs 11, 12, 13, 14, 15, 17, 49, 53, 56-58, 60, 61, 63 and 64.

Plans
The plans to which this Notice refers are listed below:
Location Plan
Site plan
12/12/01 Rev A
12/12/02 Rev A
12/12/10 Rev A
12/12/11 Rev A
12/12/12 Rev A
12/12/101 Rev A
12/12/102 Rev A
12/12/201 Rev A
12/12/301 Rev A
12/12/302 Rev A
12/12/303 Rev A
12/12/304 Rev A
582/B

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Michael Green
Planning Applications Manager