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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 Jamie Barnett
14 Lickey Square
Lickey
Birmingham
B45 8HA

Agent Heathcote Design & Development
Ravenshaw
20 Macclesfield Road
Buxton
SK17 9AH

Application no. HPK/2012/0605

Registered on 03/12/2012

Determined on 25/01/2013

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

Proposed Demolition of Existing Workshop and Garage and Construction of one Dwelling and Detached Garage at 5-7 Stoneheads, Whaley Bridge

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

Reasons

1. The proposed development is an inappropriate form of development within the Green Belt, which by definition is harmful, and for which no special circumstances have been demonstrated. As such the development fails to comply with Policy OC2 of the High Peak Saved Local Plan Policies 2008 and Paragraphs 17, 79, 80, 87, 88 and 89 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
TR5 - Access, parking and design

National Planning Policy Framework
Paragraphs 17, 79, 80, 87, 88 and 89

Plans
The plans to which this Notice refers are listed below:
Location Plan 01.01
Site Plan 02.01
03.01
03.02
03.03
03.04

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Michael Green
Planning Applications Manager