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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 Simon Tong
The Spring Tavern
Brookfield
Glossop
SK13 2NX

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2012/0724

Registered on 21/12/2012

Determined on 15/02/2013

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

Application to Replace Extant Planning Permission - HPK/2009/0758 for New 4No. Two Bed Houses. at Spring Tavern Woolley Bridge Hadfield Glossop

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

Reasons

1. As the development falls within Flood Zone 3 insufficient information has been submitted with the application in order to adequately assess the proposed development in relation to its significant risk of flooding and that the development is appropriately flood resilient and resistant and would be safe for its lifetime taking account the vulnerability of its users and wider area.

2. The proposed development is within Flood Zone 3 as identified by the Environment Agency Flood Risk Map and is therefore at signficant risk of flooding. The LPA consider that sufficient sequentially preferable land is available within the borough for housing.

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Michael Green
Planning Applications Manager

The proposal therefore fails the sequential test in relation to flood risk and is considered unacceptable, in line with advice contained within the NPPF in relation to flooding.

Policies relevant to this decision

BC1 - External Materials
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
GD7 - Crime Prevention
GD12 - Unstable Land, Landfill and Contaminated Sites
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
OC10 - Trees and Woodlands
TR5 - Access, parking and design
TR14 - The protection and construction of trails

National Planning Policy Framework

Technical Guidance to the National Planning Policy Framework

Informative

Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and did not conform to the provisions of the NPPF. Such matters have been discussed with the applicant with a view to seeking solutions, although such solutions have not been possible to overcome the principle concerns.

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

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Michael Green
Planning Applications Manager