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
Seddon Homes Limited & The Pinstripe Clothing Co. Limited
c/o Philip Millson Ltd

Agent
Philip Millson Associates Ltd
Hyde Park House
Cartwright Street
Newton
Hyde
SK14 4EH

Application no. HPK/2012/0537

Registered on 18/09/2012

Determined on 08/04/2013

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

Proposed Demolition of Hawkshead Mill and the Erection of 34 Dwellings at Hawkshead Mill Hawkshead Road Glossop

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

Reasons

1. The development proposed encroaches into the open countryside and land which is adopted Green Belt. New residential development in the Green Belt is inappropriate and would cause harm to its openness and visual characteristics. The development is thus contrary to Section 9 of the National Planning Policy Framework and Policies OC1 and OC2 of the High Peak Saved Local Plan Policies.

2. The layout and design proposals do not provide for a safe living environment and do not reflect the setting and local distinctiveness of this site. The development is thus contrary

……
Michael Green
Planning Applications Manager

to the Core Planning Principles and Sections 6 and 7 of the National Planning Policy Framework as well as Policies GD4, H11 and TR5 of the High Peak Saved Local Plan Policies 2008 which seek to create safe and attractive residential developments

3. Insufficient information has been supplied to enable the Local Planning Authority to be confident that roosting bats will not be affected by the proposed development in accordance with the requirements of the Habitats Regulations 2010.

4. The layout proposed does not demonstrate that its impact on biodiversity has been minimised or enhanced contrary to the provisions of Section 11 of the National Planning Policy Framework.

5. The development proposed does not make provision for any affordable housing within the development contrary to the provisions of Policy H9 of the High Peak Saved Local Plan Policies 2008 and Section 6 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
EMP 4 - Primary Employment Zones
EMP 9 - Change of Use from Industry or business
GD2 - Built up area boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design
OC10 - Trees and Woodlands
TR5 - Access, parking and design

National Planning Policy Framework 2012

Plans

The plans to which this Notice refers are listed below:

1497-OS Location Plan
4255.01
4255.02 Rev A
C16492/04 Rev A
ILK-01
ILK-02

……

Michael Green
Planning Applications Manager

FAI-01
FAI-02
HOR-01
HOR-02
ADL-01
AD;-02
EML-01
CAR-01
KEL-01
KIR-01
BRI-01
UNIT 25-26
UNIT 15 & 16
G1 & G2
PMA056/ELEV
PMA056/ELE
PMA056/TOO B

……

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