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High Peak Borough Council

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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 & Mrs D & C Phillips 132 Heartsease Laneside Road New Mills SK22 4LU	Application no.	HPK/2013/0082
		Registered on	27/02/2013
Agent	John F Lomas M.R.I.C.S M.B.Eng Rothbury Chapel Road Hayfield SK22 2JF	Determined on	24/04/2013

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

Application to alter condition 5 of HPK/2011/0313 to allow 2.4m x 43m visibility to the west of the access & 2.4m x 23m visibility to the east of the access at Heartsease Laneside Road New Mills

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

Reasons

1. The proposed reduction in the critical direction sightline would be contrary to the interests of highway safety by reason of inadequate exit visibility at the point of access onto Laneside Road. The proposed development is therefore considered not to comply with Policies GD5, TR5 of the High Peak Saved Local Plan and the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

GD4 - Character Form and Design
GD5 - Amenity
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
OC10 - Trees and Woodlands
TR5 - Access, parking and design

National Planning Policy Framework

Justification

Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and did not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

Plans

The plans to which this Notice refers are listed below:

13/2/1

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Michael Green
Planning Applications Manager