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

OUTLINE PLANNING APPLICATION

REFUSAL

Applicant
Aitchison Raffety
C/o Agent

Agent
Brian Barber Associates
The Granary Spring Hill Office Park
Harborough Road
Pitsford
NN6 9AA

Application no. HPK/2013/0053

Registered on 30/01/2013

Determined on 01/05/2013

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

Proposed demolition of existing structures & erection of dwellings including 14 in the conversion of the former office building, 1660m2 of B1 commerical floorspace & restoration of former mill pond area to create public open space at Charlestown Works Charlestown Glossop

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

Reasons

1. The site is identified as a Primary Employment Zone and the redevelopment of the part of the site which lies to the west of Charlestown Road for residential purposes lead to a loss of usable employment land contrary to Policy EMP4 of the High Peak Saved Local Plan Policies 200
2. The development of the western section of this site for residential purposes would fail to achieve a satisfactory standard of amenity for future residential occupiers by reason of its relationship with non compatible adjoining uses. The development is

……
Michael Green
Planning Applications Manager

thus contrary to Policies GD5 and EMP9 of the High Peak Saved Local Plan Policies 2008 and Paragraphs 17 of the National Planning Policy Framework.

Policies relevant to this decision

GD5 - Amenity
BC10 **-** Archaeological and Other Heritage Features
EMP 4 - Primary Employment Zones
EMP 7 - Industry and business in the countryside
EMP 9 - Change of Use from Industry or business
GD2 - Built up area boundaries
GD4 - Character Form and Design
H5 - Housing within the Built up Area Boundaries
TR5 - Access, parking and design

National Planning Policy Framework

Plans

The plans to which this permission refers are listed below:

Location Plan 011/015/1/B
011/015/2/F
011/015/3/A
011/015/4
12732-5002/03RevE
12732-5002/19RevD
12732-5002/22
12732-5002BJS TP Framework
Tree Retention Plan

…….
Michael Green
Planning Applications Manager