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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

OUTLINE PLANNING APPLICATION

REFUSAL

Applicant
Jalo Enterprises Co Ltd
Siam Lake view Moo4. Mabprachan
Nong Prue
Bang Lamund
20150

Agent
Lee Architects Ltd
1st Floor St Anns House
Alderley Road
Wilmslow
SK9 1HG

Application no. HPK/2012/0542

Registered on 27/02/2013

Determined on 13/05/2013

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

Outline Application for Housing at Land to the rear of Hallsteads Dove Holes Buxton

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

Reasons

1. The application fails to demonstrate that legal access can be provided from the adopted highway to the site nor shows reasonable prospect that such access can be provided over land in third party ownership. No other access point has been suggested as a viable alternative. Furthermore, the proposal would result in an increase in use of a non-adopted highway network, which is unmaintained and with raised manholes, to the detriment of the amenity of future and existing occupiers and without any indication or proposal through a 106 obligation that the network will be

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Michael Green
Planning Applications Manager

brought up to adoptable standard contrary to Policy TR5 of the adopted High Peak Local Plan 2008 and advice in the National Planning Policy Framework.

2. The proposal fails to make any provision for affordable housing or any contribution for Local Open Space, contrary to the requirements of adopted High Peak Local Plan Policy H9, the requirements of the Planning Obligations SPD and advice in the National Planning Policy Framework.

3. The proposal fails to establish the significance of heritage assets or assess the impact of the development on those assets, contrary to advice in the National Planning Policy Framework.

Policies relevant to this decision

High Peak Local Plan Saved Policies

BC 10 Archaeological and Other Heritage Features
GD4 - Character Form and Design
GD5 - Amenity
H1 Principles of Housing Provision
H9 - Affordable Housing
H11 Layout and Design of Residential Developmemnt
OC1 - Countryside Development
TR5 Access Parking and Design

Supplementary Planning Guidance:

- Residential Design
- Planning Obligations
- Landscape Character
- Sustainable Development
- Housing Needs Survey

National Planning Policy

National Planning Policy Framework
Para 17: Core planning principles;
Section 1: Building a strong, competitive economy;
Section 6: Delivering a wide choice of high quality homes;
Section 7: Requiring good design;
Section 8: Promoting healthy communities;
Section 11: Conserving and enhancing the natural environment.

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Michael Green
Planning Applications Manager

Plans
The plans to which this permission refers are listed below:
Location Plan L558/10

INFORMATIVE

No pre-application advice was siught by the applicant, however, during the course of the application the Council has sought to work with the developer to achieve an accpetable form aof sustainable development in accordance with paragraphs 187 and 187 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager