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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 Callum Perkins
Lowfoot Farm
Redgap Lane
Fairfield
Buxton
SK17 7JG

Agent

Application no. HPK/2013/0095

Registered on 15/04/2013

Determined on 07/06/2013

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

Proposed Change of Use to Goods Vehicles & Trailer Operating Centre at Lowfoot Farm Redgap Lane Fairfield Buxton

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

Reasons

1. The proposed development, in principle, would not support an economic diversification of an existing rural business or provide any economic benefits to the rural economy. It is considered that the form of development proposed, would harm the rural character and visual appearance of the locality contrary to Policies OC1, OC3, EMP7 of the High Peak Saved Local Plan Policies 2008 and paragraphs 17 and 28 of the National Planning Policy Framework.

Policies relevant to this decision

EMP 5 - Open storage and processing

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Michael Green
Planning Applications Manager

EMP 7 - Industry and business in the countryside

OC1 - Countryside Development

OC3 - Special Landscape Area Development

OC4 - Landscape Character and Design

TR5 - Access, parking and design

Informative

It is considered that the proposals are unsustainable and do not conform with 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 within the scope of this application.

Plans

The plans to which this Notice refers are listed below:
01
02

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Michael Green
Planning Applications Manager