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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

FULL PLANNING APPLICATION

REFUSAL

Applicant Mr Brett Galley
39 Buxton Road
Whaley Bridge
SK23 7HT

Agent Plan:8 Town & Planning Ltd
14 St Augustines Road
Stockport
SK3 0JN

Application no. HPK/2013/0229

Registered on 01/05/2013

Determined on 10/06/2013

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

Proposed demolition of existing building & erection of a two storey building with roof space utilsed to form a restaurant & cafe bar at ground floor & self contained flat within the roof space at 39 Buxton Road Whaley Bridge

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

Reasons

1. The scale, form, design and use of materials of the development proposed is visually incongruous and does not reflect the character of this area. The development will be detrimental to the visual qualities of the area and to the setting of Whaley Bridge Conservation Area contrary to Policies GD3, GD4, TC2, BC1 and BC5 of the High Peak Saved Local Plan Policies 2008 and the provisions of the National Planning Policy Framework.
2. The scale of the development proposed, in the absence of any on site parking or service provision will lead to increased congestion on the adjacent classified highway, Buxton

……
Michael Green
Planning Applications Manager

Road (B5004) to the detriment of highway safety and contrary to Policy TR5 of the High Peak Saved Local Plan Policies 2008 and Section 4 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD3 - Improvement Corridors
GD4 - Character Form and Design
GD5 - Amenity
TC1 - Town Centres
TC2 - Town Centre Environment
TR5 - Access, parking and design

Informative

Prior to the submission of the application the Council advised the applicant that the scale of such development is unsustainable and did not conform with the provisions of the NPPF. The applicant felt 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:

13.06.OS
13.06.P100
13.06.P101
13.06.P102
13.06.P103
13.06.P104
13.06.P105
13.06.P106

……

Michael Green
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