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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 Paul Spencer
16 Lakeside
Hadfield
Glossop
SK13 1HW

Agent Planmart Ltd
53a High Street West
Glossop
SK13 8AZ

Application no. HPK/2013/0151

Registered on 17/05/2013

Determined on 12/07/2013

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

Proposed Construction of Detached Dwelling at Land At Park Crescent Glossop

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

Reasons

1. The site is located within the open countryside as defined in the High Peak Saved Local Plan Policies 2008. In principle and by virtue of its location, scale and design, the proposed development would represent an encroachment of built development into open countryside. As such the development would set an undesirable precedent and would be detrimental to the intrinsic visual characteristics and amenites of the countryside and landscape quality, contrary to Policies OC1, OC4, GD4 and H11 of the High Peak Saved Local Plan Policies 2008 and advice in Para 17 and Section 7 of the NPPF.
2. Insufficient information has been submitted with the application to enable the local planning authority to be confident that the development will not have an adverse impact

.....
Michael Green
Planning Applications Manager

upon a local wildlife site and, as such the development is contrary to the objectives of High Peak Local Plan Saved Policy OC8 - Sites of Importance for Nature Conservation and Section 11 of the NPPF.

Policies relevant to this decision

High Peak Local Plan Saved Policies 2008

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
H11 - Layout and Design of residential development
OC1 - Countryside Development
OC4 - Landscape Character and Design
OC8 - Sites of Importance for Nature Conservation
OC10 - Trees and Woodlands
TR5 - Access, parking and design

National Planning Policy Framework

Para 17 Core Planning Principles

Section 7 Securing Good Design

Section 11 Protecting the Natural Environment.

Informative

The applicant sought no pre application discussions

Plans

The plans to which this Notice refers are listed below:

2460-1
2460-2B
2460-3B
2460-4A
4438.01

.....

Michael Green
Planning Applications Manager

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