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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 Stephen Kennedy
2 Woolley Mill Lane
Tintwistle
Glossop
SK13 1ND

Application no. HPK/2013/0216

Registered on 10/06/2013

Determined on 01/08/2013

Agent

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

Retention of Vehicular Access and Re-instate a Stock Proof Gate on the South Western Tip of the Land. at Land at Woolley Mill Lane Tintwistle Glossop

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

Reasons

1. The access and associated works by reason of its siting, scale and extent of engineering operations is detrimental to the character and visual amenities of the Green Belt, countryside and wider landscape. As such the proposal is contrary to Policy GD4, OC1, OC2 and OC4 of the High Peak Local Plan Saved Policies 2008 and National Planning Policy Framework, Protecting Green Belt land.

2. The development represents an inappropriate form of development within the Green Belt, as defined by the High Peak Local Plan Saved Policies 2008, OC2. The development is similarly contrary to guidance contained within the National Planning Policy Framework relating to Protecting Green Belt land. It is not considered that very special circumstances exist to justify the approval of inappropriate development in the Green Belt.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
GD12 - Unstable Land, Landfill and Contaminated Sites
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
OC8 - Sites of Importance for Nature Conservation
OC10 - Trees and Woodlands
TR5 - Access, parking and design

Informative

It is considered that the development is 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 as the applicant has provided insufficient information and justification of the development.

Plans

The plans to which this Notice refers are listed below:

Location Plan
Plan 1

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Michael Green
Planning Applications Manager