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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 Rimmer
33 George Street
Glossop
SK13 8AY

Agent

Application no. HPK/2013/0260

Registered on 11/06/2013

Determined on 05/08/2013

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

Proposed Engineering Works to Derelict Land (Z), Specified Tree Works, Boundary Treatments. at Part of Shepley Mill Site George Street Glossop

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

Reasons

1. The application proposals do not provide sufficient detail for the extent and impact of the proposed engineering/leveling works to be ascertained. In the absence of this information and an inadequate arboriculture appraisal, landscaping and woodland management proposals, the development will result in the loss of part of a woodland with a consequential impact on biodiversity, contrary to Policy OC10 of the High Peak Saved Local Plan Policies and Para 17 and Section 11 of the National Planning Policy Framework.

2. The loss of tree cover in this area will have a harmful impact on the character and appearance of Glossop Norfolk Square Conservation Area and the Improvement Corridor contrary to Policies GD3 and BC5 of the High Peak Saved Local Plan Policies and Para 17 and Section 12 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
BC5 - Conservation Areas
GD2 - Built up area boundaries
GD3 - Improvement Corridors
OC10 - Trees and Woodlands
TC1 - Town Centres
TC2 - Town Centre Environment
TC11 - Regeneration Areas in Glossop

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the National Planning Policy Framework. It is considered that the applicant is 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:

Location Plan
01
02
03
04
05

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Michael Green
Planning Applications Manager