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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
Treville Properties Ltd
Elmwood House Church Lane
New Mills
SK22 4NP

Agent
Emery Planning Pertnership Ltd
2-4 South Park Court
Hobson Street
Macclesfield
SK11 8BS

Application no. HPK/2013/0347

Registered on 21/06/2013

Determined on **15/08/2013**

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

Proposed 2 no semi detached houses at 36 Bridgemont Whaley Bridge

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

Reasons

1. The proposed development is an inappropriate form of development within the Green Belt, which by definition is harmful, and for which no special circumstances have been demonstrated. As such the development fails to comply with Policy OC2 of the High Peak Saved Local Plan Policies 2008 and Paragraphs 79, 80, 87, 88 and 89 of the National Planning Policy Framework.
2. The proposed development by virtue of its siting, height and design would fail to respond to the character and appearance of the street scene. As such the development fails to comply

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Michael Green
Planning Applications Manager

with Policies GD4 of the High Peak Saved Local Plan Policies 2008, and paragraphs 17, 56-58, 60, 61 and 64 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials

GD3 - Improvement Corridors

GD4 - Character Form and Design

GD5 – Amenity

H1 - Principles of Housing Provision

OC1 - Countryside Development

OC2 - Green Belt Development

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 as the applicant has declined to amend the application to overcome the reasons for refusal.

Plans

The plans to which this Notice refers are listed below:
Location Plan
13.4/1
13.4/2
13.4/3

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Michael Green
Planning Applications Manager