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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
Loxley Developments Ltd
Manor Street
Audenshaw
Manchester
M34 5JG

Agent
Emery Planning Partnership Ltd
2-4 South park Court
Hobson Street
Macclesfield
SK11 8BS

Application no. HPK/2013/0324

Registered on 12/06/2013

Determined on 20/08/2013

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

Outline permission for residential development for up to 93 dwellings at Land at Dinting Road & Shaw Lane Glossop

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

Reasons

1. The site lies in an unsustainable location as a result of its distance from local services. The proposed development is therefore contrary to Policy TR1 of the adopted High Peak Local Plan 2008 and advice in the National Planning Policy Framework which seek to encourage sustainable development.

2. The site lies outside the built-up area boundary as defined in the adopted High Peak Local Plan and is within an area designated as countryside. The development would

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Michael Green
Planning Applications Manager

have an unacceptable urbanising impact on the character of the area contrary to Policy OC1 of the adopted High Peak Local Plan 2008 and advice in the National Planning Policy Framework (paragraph 17). The benefits of the development would not outweigh the harm that the development will cause to the character of the area.

Policies relevant to this decision

High Peak Local Plan Saved Policies 2008

GD2 Built-Up Area Boundaries
GD4 - Character Form and Design
GD5 - Amenity
GD7 - Crime Prevention
H1 - Principles of Housing Provision
H9 - Affordable Housing for Local Needs
H11 - Layout and Design of residential development
OC1 Countryside Development
TR5 - Access, parking and design
BC10 Archaeological and Other Features

Supplementary Planning Guidance:

- Landscape Character
- Sustainable Development
- Housing Needs Survey
- Planning Obligations

National Planning Policy Framework
Paragraph 17: Core planning principles;
Section 1 Building a strong, competitive economy
Section 6: Delivering a wide choice of high quality homes;
Section 8: Promoting healthy communities;
Section 11: Conserving and enhancing the natural environment.

Informative

Officers have worked with the developers to achieve a sustainable scheme in line with the requirements of Paragraphs 186 and 187 of the NPPF

Plans
The plans to which this Notice refers are listed below:
Location Plan 1832_06
1832_03
1832/04
1832/05

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Michael Green
Planning Applications Manager

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Planning Applications Manager

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