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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 R Wood
Reservoir Keepers House Melandra Road
Melandra
Glossop
SK13 6JQ

Agent Allen & Hunt Ltd
Narlow Works
Thorpe
Ashbourne
DE6 2AT

Application no. HPK/2013/0317

Registered on 30/07/2013

Determined on 24/09/2013

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

Proposed agricultural building to house livestock & to store fodder & implements at Melandra Melandra Road Gamesley Glossop

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

Reasons

1. The development by virtue of is size and scale, and lack of sufficient justification relating to the agricultural need within this specific location fails to comply to policies OC1, OC2, OC4, OC6 and GD4 of the High Peak Saved Local Plan and guidance within the National Planning Policy Framework, which seeks to ensure that development within the open countryside and green belt is necessary whilst protecting it from inappropriate and harmful development.

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Michael Green
Planning Applications Manager

Policies relevant to this decision

BC1 - External Materials
GD4 - Character Form and Design
GD5 - Amenity
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
OC10 - Trees and Woodlands
TR5 - Access, parking and design

Informative

The applicant sought no pre application discussions and it is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF.

Plans

The plans to to which this Notice refers are listed below:

962-001
962-002 Rev A
962-003 Rev A

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Michael Green
Planning Applications Manager