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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 Mrs Gillian Naylor
The Cross Key Inn
Chapel Milton
Chapel en le Frith
SK23 0QQ

Agent Mr G Hadfield
Gameslea House
26 Glossop Road
Hayfield
SK22 2NF

Application no. HPK/2013/0523

Registered on 19/09/2013

Determined on 14/11/2013

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

Proposed Conversion of Ground Floor Public House into Private Accomodation with Current 1st Floor Living Accomodation at Cross Keys Inn Hayfield Road Chapel-En-Le-Frith

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

Reasons

1. The proposed development would result in the loss of a community facility for which no evidence has been presented to demonstrate that the public house is either no longer viable or that it has been marketed for alternative commercial or community uses. As such the proposed development would result in a loss of an important community facility, contrary to the aims of sustainable development and policy TC6 of the High Peak Local Plan (saved policies) 2008 and paragraphs 28 and 70 of the National Planning Policy Framework 2012.

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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
GD4 - Character Form and Design
GD5 - Amenity
TC6 - Retention of Local Centres and Village Shops
TR5 - Access, parking and design

Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF.

Plans

The plans to which this Notice refers are listed below:

Location Plan

SPM/1187-0,

SPM.1188-2,

SPM/1189-2,

SPM/1190-0,

SPM/1191-0,

SPM/1192-1

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Michael Green
Planning Applications Manager