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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 V Garlick
Longhill Farm Manchester Road
Buxton
SK17 6SU

Agent Mr Mike Hardy
15 Whelan Gate
Nottingham
NG1 2NA

Application no. HPK/2013/0536

Registered on 07/10/2013

Determined on 02/12/2013

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

Proposed 3 bedroomed dwelling at Land at Nithen End Farm Long Hill Buxton

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

Reasons

1. The site is located within the open countryside and special landscape area as defined by the High Peak Saved Local Plan Policies 2008. In principle and by virtue of its siting, scale, design and appearance the proposed development would represent an inappropriate and undesirable urban intrusion which would adversely affect the character and distinctiveness of the immediate area and surrounding countryside and special landscape area. As such the proposal is contrary to Policies GD4, OC1, and OC3 of the High Peak Saved Local Plan Policies and Paragraphs 17, 55 and Section 11 of the National Planning Policy Framework.

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Michael Green
Planning Applications Manager

2. The site lies within an Environmentally Sensitive Area and as such insufficient information has been submitted with the application relating to the protection and conservation of biodiversity and information relating to the protection of trees in the immediate vicinity to demonstrate there would be no harm to their health and continued longevity. In the absence of this information it has not been possible to demonstrate that the proposal would comply with policy OC10 of the High Peak Saved Local Plan 2008 and paragraph 118 of the National Planning Policy Framework.

Policies relevant to this decision

GD4 - Character Form and Design
GD5 - Amenity
GD12 - Unstable Land, Landfill and Contaminated Sites
BC1 – External Materials
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
OC1 - Countryside Development
OC3 - Special Landscape Area Development
OC4 - Landscape Character and Design
OC8 - Sites of Importance for Nature Conservation
OC10 - Trees and Woodlands
TR4 - Traffic Management
TR5 - Access, parking and design

National Planning Policy Framework

Paragraphs 17, 186-187, 196-197, Section 6. Delivering a wide choice of high quality homes, Section 7. Requiring Good Design, Section 11. Conserving and enhancing the natural environment

Informative

The applicant sought no pre application discussions and the development is considered to be unsustainable and does not conform with the provisions of the NPPF. 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:
137249 / 1

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Michael Green
Planning Applications Manager