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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

OUTLINE PLANNING APPLICATION

REFUSAL

Applicant	Mrs Margaret Bullen 21 Crossings Road Chapel en le Frith SK23 9RZ	Application no. HPK/2013/0569 Registered on 22/10/2013
Agent	John F Lomas M.R.I.C.S M.B.Eng Rothbury Chapel Road Hayfield SK22 2JF	Determined on 16/12/2013

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

Proposed Residential Developement, 2 no detached houses each with detached garage at Land off Homestead Way Chapel en le Frith

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

Reasons

1. The site is located within an area of open countryside as defined by the High Peak Saved Local Plan Policies 2008. In principle and by virtue of its siting, scale and indicative 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. As such the proposal is contrary to High Peak Saved Local Plan Policies GD4, OC1, OC4 and Paragraphs 17, 55 and Section 11 of the National Planning Policy Framework.

……
Michael Green
Planning Applications Manager

High Peak Borough Council, Development Services, Municipal Buildings, Glossop, Derbyshire SK13 8AF
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Policies relevant to this decision

High Peak Saved Local Plan

GD4 - Character Form and Design
GD5 - Amenity
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
H11 - Layout and Design of residential development
OC1 - Countryside Development
OC4 - Landscape Character and Design
OC8 - Sites of Importance for Nature Conservation
OC10 - Trees and Woodlands
TR5 - Access, parking and design
TR11 - Footpaths, bridleways and byways

National Planning Policy Framework

Paragraph 17, 186-187

Sections 3, 4, 6, 7, 8, 11

Informative
The applicant sought no pre application discussions.

Plans
The plans to which this permission refers are listed below:

Location Plan
13.10/1

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Michael Green
Planning Applications Manager