



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

J E Morten Ltd
Tunstead Milton
Whaley Bridge
SK23 7ER

Application no. HPK/2013/0535

Registered on 01/11/2013

Determined on 27/12/2013

Agent

John F Lomas M.R.I.C.S M.B.Eng
Rothbury
Chapel Road
Hayfield
SK22 2JF

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

**Proposed security fencing, gates and external lighting to front yard at J E Morten Ltd
Tunstead Milton Whaley Bridge**

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

Reasons

1. The proposed fencing and gates by virtue of their scale, design and materials of construction would result in a fortress-like appearance to the front of the business premises to the detriment of the visual appearance of the premises and the character and appearance of the countryside and neighbouring residential area contrary to Local Plan Saved Policies BC1, BC3, OC1, EMP4 and EMP7.
2. The proposed security lighting by virtue of its extent and proposed use within the front yard area will result in light pollution within an area of low background light to the

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Michael Green
Planning Applications Manager

detriment of neighbouring residential amenity contrary to Saved Policies BC3 and GD5 and the advice contained within Paragraph 125 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
BC3 - Security Measures
EMP 4 - Primary Employment Zones
EMP 7 - Industry and business in the countryside
GD4 - Character Form and Design
GD5 - Amenity
OC1 - Countryside Development

Informative

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

Plans

The plans to which this Notice refers are listed below:

13.9/1
13.9/2

Notes for applicant

The highway boundary is being checked at this location and advice will be issued in due course. No fencing, gates or floodlights can be erected within the public highway. Additionally it is advised that there is both Prescribed Building and Improvement lines (75B) across the frontage of the site. Whilst the erection of fencing gates and floodlights may be acceptable from a highway viewpoint this is subject to the issue of the highway boundary above, unless rescinded there should be no construction in advance of these lines.

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Michael Green
Planning Applications Manager

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