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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 Mrs Wendy Martin
Overlea Farm
New Mills
SK22 4QJ

Agent

Application no. HPK/2013/0558

Registered on 29/11/2013

Determined on 17/02/2014

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

Proposed Retention of Wooden Changing / Dining Room & Tack / Equipment Storage Room & Aminal Shelter at Overlea Farm Unnamed Road From Oven Hill Road To Over Hill Road New Mills

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

Reasons

1. The development represents an inappropriate form of development with the Green Belt and results in a detrimental impact on the character and distinctiveness of the countryside whilst injuring the visual amenities of the Green Belt, contrary to policies OC1, OC2, OC4 and GD4 of the High Peak Local Plan Saved Policies 2008. The development is similarly contrary to guidance contained within the National Planning Policy Framework relating to Protecting Green Belt Land. It is not considered that very special circumstances exist to justify the approval of inappropriate development in the Green Belt.
2. The development is considered to intensify the use of a substandard access and would conflict with the safe use for pedestrians, equestrian and other vehicle users of a public right of way and bridle path contrary to highway safety and policies GD5, TR5 and TR11

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Michael Green
Planning Applications Manager

of the High Peak Saved Local Plan 2008 and Paragraph 32 and 69 of the National Planning Policy Framework.

Policies relevant to this decision

BC1 - External Materials
EMP 7 - Industry and business in the countryside
GD4 - Character Form and Design
GD5 - Amenity
LT5 - Horse riding facilities, stables and riding schools
OC1 - Countryside Development
OC2 - Green Belt Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
OC10 - Trees and Woodlands
TR5 - Access, parking and design
TR11 - Footpaths, bridleways and byways

Informative

Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and did 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 to which this Notice refers are listed below:

Drg.01
JPP / 818_001
JPP / 818_003
JPP / 818_004

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Michael Green
Planning Applications Manager