www.highpeak.gov.uk

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 Mr Jonathan Critchlow
Jalo Enterprises Co Ltd
c.o Agent

Agent Freeth Cartwright LLP
Cumberland Court 80
Mount Street
Nottingham
NG1 6HH

Application no. HPK/2013/0625

Registered on 13/11/2013

Determined on 17/02/2014

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

Variation of condition 18 relating to application HPK/2013/0319. The maximum number of units accommodated on the site shall not exceed 120. at Land To The Rear Hallsteads Dove Holes

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

Reasons

1. The proposed increase in the number of dwellings would have a detrimental impact on residential amenity of adjoining occupiers and would cause harm to the character and distinctiveness of the immediate area and surrounding countryside. The proposal is considered to be contrary to policies GD4, GD5, OC1 and OC4 of the High Peak Saved Local Plan 2008 and guidance contained within the National Planning Policy Framework.
2. The proposed increase in the number of dwellings would have an unacceptable impact on traffic flows in the area contrary to policies GD5 and TR5 of the High Peak Saved

……
Michael Green
Planning Applications Manager

Local Plan 2008 and guidance contained within the National Planning Policy Framework.

Policies relevant to this decision

BC10 - Archaeological and Other Heritage Features
GD4 - Character Form and Design
GD5 - Amenity
GD6 - Landscaping
H1 - Principles of Housing Provision
H5 - Housing within the Built up Area Boundaries
OC1 - Countryside Development
OC4 - Landscape Character and Design
OC8 - Sites of Importance for Nature Conservation
TR4 - Traffic Management
TR5 - Access, parking and design
TR11 - Footpaths, bridleways and byways

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:
L558/10rA

…….
Michael Green
Planning Applications Manager