



TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

OUTLINE PLANNING APPLICATION

REFUSAL

Applicant High Peak Developments Ltd
PO BOX 64
Lymm
WA13 0FX
Agent Maybin Architectural Design
Hatherlow House
Hatherlow
Romiley
Stockport
SK6 3DY

Application no. HPK/2015/0436

Registered on 29/07/2015

Determined on 26/10/2015

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

Outline Planning Permission with Some Matters Reserved - Proposed Residential Development comprising 23 Apartments with Associated Works to include car parking (landscaping matters reserved). at Hogs Yard Buxton Road Whaley Bridge

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

Reasons

1. By reason of its design, layout, lack of permeability, proximity to the adjacent canal embankment, lack of outdoor amenity space and restricted outlook, it is considered that the proposed development would not respond to local character and distinctiveness. As such the resultant development would fail to provide a well designed layout which would function well for the amenity of future occupants of the site. The proposals are thereby considered to be contrary to Saved Local Plan Policies GD4, GD5, H11 of the High Peak Saved Local Plan Policies 2008, Policy

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Signed on Behalf of High Peak Borough Council

EQ5 - Design and Place Making of the High Peak Local Plan Submission Version April 2014, the guidance contained in the High Peak Residential Design Guidance (2005) SPD and the design guidance contained within the National Planning Policy Framework. The harm caused outweighs any benefits of the scheme and therefore the proposal does not represent sustainable development.

2. No S106 Obligation has been submitted for consideration or has been agreed therefore there is no mechanism in place to secure the required affordable housing, off-site play space, off site open space, and education provision which are necessary to support the proposed development. The development is therefore contrary to Policies H9, H12 and CF3 of the adopted High Peak Saved Local Plan Policies 2008, Planning Obligations SPD 2005 and advice contained within the National Planning Policy Framework.

Policies relevant to this decision

High Peak Local Plan Saved Policies 2008

BC10 - Archaeological and Other Heritage Features
EMP 6 - Industry and business within the built-up area boundaries and homeworking
EMP 7 - Industry and business in the countryside
GD2 - Built up area boundaries
GD3 - Improvement Corridors
GD4 - Character Form and Design
H5 - Housing within the Built up Area Boundaries
H13 - Replacement Dwellings in the Countryside
LT11 - Canals and Canal basins
OC1 - Countryside Development
OC4 - Landscape Character and Design
OC6 - Agricultural Development
Flood Risk
TC11 - Regeneration Areas in Glossop
TC13 - Torr Vale Mill Regeneration Area
TC14 - Regeneration area at Hogs yard, Whaley Bridge
TC15 - Regeneration areas in Buxton
TR3 - Local Road schemes
TR13 - Long Distance and local trails

High Peak Local Plan Submission Version 2014

S1 – Sustainable Development Principles
S1a – Presumption in Favour of Sustainable Development
S2 – Settlement Hierarchy
S4 – Maintaining and Enhancing an Economic Base
S6 – Central Sub-Area Strategy
EQ1 – Climate Change
EQ2 – Landscape Character
EQ4 – Biodiversity
EQ5 – Design and Place Making

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EQ8 – Trees, Woodland and Hedgerows
EQ9 – Pollution Control and Unstable Land
EQ10 – Flood Risk Management
H1 – Location of Housing Development
H4 – New Housing Development
CF6 – Accessibility and Transport
CF7 – Planning Obligations and Community Infrastructure Levy
E4 – Change of Use of Existing Business Land and Premises
E5 – Regenerating an Industrial Legacy
DS10 – Bingswood, Whaley Bridge

National Planning Policy Framework

Paragraphs 7-10 - Achieving sustainable development
Paragraphs 11-15 - Presumption in favour of sustainable development
Paragraph 17 - Core planning principles
Section 4 - Promoting sustainable transport
Section 6 - Delivering a wide range of high quality homes
Section 7 - Requiring good design
Section 8 - Promoting healthy communities
Section 10 - Meeting the challenge of climate change, flooding and coastal change
Section 11 - Conserving and enhancing the natural environment
Section 12 - Conserving and enhancing the historic environment
Decision taking

Plans

The plans to which this permission refers are listed below:

0932-01 Rev C
0932-S-02 Rev C
0932-S-04B

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