

Mr Howard  
Claydon Hall Claydon  
Ipswich  
IP6 0EL



# High Peak Borough Council

*working for our community*

Mark Thompson  
Small Fish  
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Mr Howard  
Claydon Hall Claydon  
Ipswich  
IP6 0EL

Application no: HPK/2016/0597

Determined on: 20<sup>th</sup> December 2016

**Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) (England) Order 2015**

## **REFUSAL OF OUTLINE PLANNING PERMISSION**

### **Location of Development:**

Goslin Bar Farm Macclesfield Old Road Buxton Derbyshire SK17 6TT

### **Description of Development:**

Outline planning permission with all matters reserved for seven detached bungalow style chalet dwellings with garages and gardens (resubmission of HPK/2016/0234)

High Peak Borough Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref: Location Plan, Site Plan, 1 for the reason(s) specified below:-

1. The proposed development, due to its indicative scale, layout and design outside the built up area boundary of Buxton would lead to a prominent intrusion into, and significant adverse impact on, an area of open countryside and the development would not be well related with the existing pattern of development in the area. This harm is considered to outweigh any public benefits which may arise as a result of the development and therefore the development fails to comply with Policies S1, S2, S3, H1, EQ3, and EQ6 of the High Peak Local Plan and the National Planning Policy Framework.

2. The proposed development fails to provide a mix of housing that contributes positively to the promotion of a sustainable and inclusive community or the needs of local people and the development does not make the most efficient use of land. The proposal is thus contrary to Policies S1 and H3 of the High Peak Local Plan and the National Planning Policy Framework.





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**Informatives**

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.

X *B.J. Haywood*

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Signed by: Haywood, Ben

**On behalf of High Peak Borough Council**



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### NOTES

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
3. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

