

Mr Anderson  
The Stables Unnamed Road from A515 to A6  
Cowdale  
SK17 9SE





**High Peak Borough Council**

*working for our community*

Miss Joanne Stanley  
A & H Structures Ltd  
Narlow Works Narlow Lane  
Thorpe  
DE6 2AT

Mr Anderson  
The Stables Unnamed Road from A515  
to A6  
Cowdale  
SK17 9SE

Application no: HPK/2017/0183

Determined on:

**Town and Country Planning Act 1990**

**Planning and Compensation Act 1991**

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

## **REFUSAL OF PLANNING PERMISSION**

### **Location of Development:**

The Stables Cowdale Derbyshire SK17 9SE

### **Description of Development:**

Proposed extension to agricultural building to house livestock (resubmission of HPK/2016/0629)

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:

1162-001  
1162-002  
1162-003  
1162-004

for the reason(s) specified below:-

1. The information submitted with the application fails to demonstrate that the proposed extension to the existing building is required in order to help sustain the existing agricultural enterprise and consequently the benefits of the proposal do not outweigh the harm arising to the character of the countryside from the resultant size and scale of the building. As such the proposed development does not accord with policy EQ3 of the Local Plan. The detrimental impact on the environment results in the proposed development not being a sustainable form of development and therefore the proposal does not accord with Local Plan policies S1 and S1a or the sustainability thread running through the NPPF.





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**Informatives**

1. Policies

High Peak Local Plan - Adopted April 2016

- S1 Sustainable development principles
- S1a Presumption in favour of sustainable development
- S7 Buxton sub-area strategy
- EQ3 Rural development
- EQ6 Design and place making
- CF6 Accessibility and transport

National Planning Policy Framework

- \* Ministerial foreword
- \* Achieving sustainable development
- \* Building a strong competitive economy
- \* Supporting a prosperous rural economy
- \* Requiring good design
- \* Meeting the challenge of climate change, flooding and coastal change

National Planning Practice Guidance

2. Paras 186 & 187 of the NPPF

The planning history of the site illustrates the enegagement that has taken place over the years between the LPA and the applicant. As no clear justification for the proposal has been provided there is an in principle disagreement between the applicant and the LPA regarding the proposal. The harm identified in the reason for refusal cannot be overcome with amendments to the plans or conditions. It is considered that paras 186 and 187 of the NPPF have been adhered to.

X *B.J. Haywood*

Signed by: Ben Haywood

**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 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.

