

Mr Hunt  
Meadow Lodge  
Manchester Road  
Whaley Bridge  
SK23 7ER





**High Peak Borough Council**

*working for our community*

Mr Simon Jones  
SJ Design Ltd  
Church Street  
Hayfield  
High Peak  
SK22 2JE

MR Hunt  
Meadow Lodge Manchester Road  
Whaley Bridge  
SK23 7ER

Application no: HPK/2017/0362

Determined on: 06/09/2017

**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:**

Meadow Lodge Manchester Road Tunstead Milton Whaley Bridge Derbyshire SK23 7ER

### **Description of Development:**

1 New dwelling on land to the North of Meadow Lodge

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: 200 for the reason(s) specified below:-

1. The development would be located in an isolated unsustainable location that would result in an encroachment into the countryside beyond the development boundary in a manner that would significantly and demonstrably harm the character of the immediate site and its locality, resulting in unsustainable development; contrary to policies S1, S1a, S6, EQ2, EQ3, EQ6 and H1 of the adopted High Peak Local Plan 2016; policies H2 and H3 of the Chapel Neighbourhood Plan and relevant policies within the National Planning Policy Framework.
2. The proposed dwelling by virtue of its proposed scale, height, layout and massing would detract from the character and appearance of the locality and relates poorly to existing development, and is wholly out of character with the rural nature of the site. By virtue of its poor design, the proposed development would result in significant adverse harm to the rural character of the site and overall setting of Tunstead Milton, contrary to policy EQ6 of the High Peak Local Plan 2016, policy H3 of the Chapel Neighbourhood Plan, and relevant design policies within Chapter 7 of the NPPF.





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X *J. Colley*

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Signed by: Jane Colley

**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.

