

Astra Ventures Ltd
25 High street
Rickmansworth
WD3 1ET



High Peak Borough Council
working for our community

Mr Alasdair Adey
Arcus Consultancy Services Ltd
Suite 1c Swinegate Court East
York
YO1 8AJ

Astra Ventures Ltd
25 High Street
Rickmansworth
WD3 1ET

Application no: HPK/2017/0312

Determined on: 29th September 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:

Land Off Batham Gate Road Fairfield Buxton Derbyshire

Description of Development:

Construction and operation of battery storage development for the storage of electricity to provide a back-up supply to the National Grid.

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: 01, 002A, 2732-DR-LAN-101A, BAT-EDA-EGN-001_R0, 1BAT-EDA-EGN-003_R1, 01BAT-EDA-EGN-004_R0, 01BAT-EDA-EGN-104_R1, 01BAT-EDA-EGN-105_R1, 01BAT-EDA-EGN-300_R0, 01BAT-EDA-EGN-400_R1, 01BAT-EDA-EGN-500_R1, 01BAT-EDA-EGN-600_R1, 01BAT-EDA-EGN-800_R1 and 01BAT-EDA-EGN-002_R3 for the reason(s) specified below:-

1. The proposed Battery Storage Compound, is located outside the settlement boundary where new development is strictly controlled. The proposal would not generate any long term employment and a rural location has not been justified. The proposal does not therefore, fall within any of the categories of acceptable development in the rural areas as set out in Policy EQ3 of the adopted High Peak Local Plan 2016
2. The proposed Battery Storage Compound by reason of its scale, design and siting will have an adverse impact upon the intrinsic character and distinctiveness of the countryside and would fail to protect or enhance landscape character and in the absence of any material considerations considered to outweigh this harm, the development is considered to be unsustainable and contrary to Policies S7, EQ2





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EQ3 and EQ6 of the Adopted High Peak Local Plan and Paragraphs 7 and 17 of the NPPF.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been discussed with the applicant, however 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*

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.

