



High Peak Borough Council

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Tumelo Makhoabenyane
WHP Telecoms Limited
1A Station Court
Guiseley
Leeds
LS20 8EY

450 longwater Avenue
Reading
RG2 6GF

Application no: DET/2022/0021

Determined on: 9th February 2023

TOWN AND COUNTRY PLANNING ACT 1990
Schedule 2, Part 16, Class A of the TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) (AS AMENDED) ORDER 2015

**PRIOR APPROVAL REQUIRED AND DETAILS SUBMITTED
REFUSED**

High Peak Borough Council hereby **REFUSE** approval for the siting and appearance of the development proposed described as

Proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works. at PROPOSED TELECOMMUNICATIONS INSTALLATION Old Hall Square Hadfield Glossop

in accordance with the submitted application, details and accompanying plans: Site Location Plan (Ref: HIP24494_M001 Rev A); Proposed Site Plan (Ref: HIP24492_M001 Rev A); Vis Splay Plan (Re: HIP24492_M001 Rev A); Proposed Elevations (Ref: HIP24494_M001 Rev A); for the following reasons:

1. The proposed development, by virtue of its siting, scale, height and visual appearance, in a highly prominent and sensitive location within the heart of the Hadfield Conservation Area, would result in harm to the overall character and appearance of the street scene, and less than substantial harm to the character and appearance of the Conservation Area and to the setting of 3no. nearby Grade II Listed Buildings. The public benefits associated with the introduction of 5G services do not outweigh the identified harm to heritage assets, and is therefore contrary to Local Plan Policies S1, EQ6, and EQ7, and relevant restrictive policies contained under Chapter 16 of the NPPF, underpinned by Sections 66(1) and 72(1) of the Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990.





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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.
1. 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.
2. If this is a decision to refuse planning permission for a minor commercial 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.
3. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
4. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
5. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.
6. 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





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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.