



High Peak Borough Council

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Mr Richard Grundy
R.A. Grundy Architectural Services Limited
30 Park Road
Hadfield
Glossop
SK13 2AH

Mr Simon Burford
Complexatool Ltd
Railway Stables
Surrey Street
Glossop
SK13 7AJ

Application no: HPK/2023/0136

Determined on: 05/07/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Railway Stables, Surrey Street, Glossop, Derbyshire, SK13 7AJ

Description of Development:

New Storage Workshop unit for use ancillary to existing industrial processes on site

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 refs: 2019P.01 Existing and Proposed Part Site Plan; 2019P.02 Proposed Masonry Level Floor Plan; 2019P.03 Proposed Cladding Level Floor Plan; 2019P.04 Proposed Roof Plan; 2019P.05 Rev A Proposed Elevations Sheet 1; 2019P.06 Proposed Elevations Sheet 2; 2019P.500 Existing Site Plan; 2019P.500 Proposed Site Plan; and, 2019P.1250 Site Location Plan

for the reason(s) specified below:-

1. The proposed development, by reason of its siting and scale, would result in a prominent form of development which would adversely affect the character and appearance of the surrounding area. Furthermore, the design of the building, along with its siting within a green corridor would result in a development which would be visually at odds with its surroundings. The proposals would therefore be contrary to Policies S5, and EQ6 of the High Peak Local Plan 2016, and relevant paragraphs under Chapter 12 of the NPPF.





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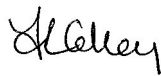
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2. The proposed development has the potential to impact upon existing trees, on and off site, which contribute positively to the character and appearance of the surrounding area. Insufficient information has been provided to demonstrate the effect that the development would have on existing trees, while the siting of the development provides limited opportunity for any adequate screening of the development or compensatory landscaping. The development is therefore contrary to Policies S5, EQ6 and EQ9 of the High Peak Local Plan 2016, and relevant paragraphs under Chapter 12 of the NPPF.
3. The siting of the development is such that it is unacceptably close to land which is operated by Network Rail. The siting provides an insufficient buffer from Network Rail operational land and therefore has the potential to affect the operation of their assets. The proposal therefore could therefore unacceptably impact on the transport infrastructure. The proposals would be contrary to Policies CF3 and EQ6 of the High Peak Local Plan 2016.

Informative(s):

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. In this instance amendments to the scheme to overcome the concerns would not be minor and as such have not been suggested.

2. With regard to reason for refusal No.3, please see Network Rail consultation response dated 18th May 2023. In addition to providing an insufficient buffer from their assets, Network Rail have raised concern that some of the proposed development may be on their land.

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council





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 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



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Part VI of the Town and Country Planning Act 1990.

