



High Peak Borough Council

working for our community

Robert Ford
Parkside Park Road
Leek
ST13 8JT

Messrs. Bloor

Application no: DET/2023/0008

Determined on: 25/07/2023

**TOWN AND COUNTRY PLANNING ACT 1990
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, Design and Appearance of the development proposed for

**Portal framed general purpose agricultural building on livestock holding at
LAND OFF BRIERLOW BAR Brierlow Road Harpur Hill Buxton**

in accordance with the submitted application, details and accompanying plans listed as follows: Location Plan 01; Proposed Site Plan 02; Proposed Floor Plans 03; Proposed Elevations 04; for the following reasons:-

1. The proposed agricultural building would be sited in an isolated, highly visual and prominent location in the open countryside that has no relationship to any existing built development. In addition, its size, scale and use of materials and required engineering 'cut and fill' operations to facilitate it, would adversely affect the landscape character of the 'Plateau Pastures' Landscape Character Area, contrary to Policies S1, EQ2, EQ3 and EQ6 of the High Peak Local Plan 2016 and the adopted Landscape Character Assessment SPD (2006).

X 

Signed by: Jane Colley Signature

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 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



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his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

