



High Peak Borough Council

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John Rose
44 Carleton Road
Poynton
Cheshire
SK12 1TL

God's Plan Ltd
3 The Quadrant
Buxton
SK17 6AW

Application no: HPK/2022/0484

Determined on: 22nd January 2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Land off Long Lane South of Chapel-en-le-Frith High School Chapel-En-Le-Frith
Derbyshire SK23 0TQ

Description of Development:

Proposed glamping site, to include 10 glamping units, 5 units for facilities and covered parking for 10 cars

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: Site Location Plan 07022_03A & Proposed Site Plan ref. 07022_02B

for the reason(s) specified below:-

1. The proposed development would cause significant adverse landscape and visual effects therefore detracting from the rural character and appearance of the area, in which it is sited contrary to Policies S1, S6, EQ2, EQ3, EQ6, E6 and E7 of the Adopted High Peak Local Plan 2016, the Council's Landscape Character and High Peak Design Guide Supplementary Planning Documents (SPDs) as well as the National Planning Policy Framework (NPPF).
2. The applicant's submitted Heritage Statement dated February 2021 is considered to contain insufficient information relating to matters including onsite archaeology, proposed groundworks and a settings assessment in relation to relevant off site designated heritage assets using the methodology at Historic England 'The setting of heritage assets' (GPA3, 2017). Notwithstanding these requirements, the proposed development would cause 'less than substantial harm' to the setting of designated heritage assets, with particular





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regard to Marsh Hall Farm, which would not be outweighed by the public benefits of the proposal. Accordingly the proposed development would fail to comply with Policies S1, EQ2, EQ3, EQ6 and EQ7 of the Adopted High Peak Local Plan 2016, High Peak Design Guide 2018 and the National Planning Policy Framework (NPPF).

Informative(s)

1. The scheme would conflict with the development plan as a whole, and there are no other considerations worthy of sufficient weight, including the provisions of the National Planning Policy Framework (NPPF), which would outweigh this finding. It is therefore considered that the applicant is unable to overcome such principle concerns and thus no further amendments to the application have been requested.

X *B.S. Haywood*

Signed by: Ben Haywood

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.



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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 Part VI of the Town and Country Planning Act 1990.

