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Application no: HPK/2022/0474

Determined on: 31st May 2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Charlestown Works Charlestown Glossop Derbyshire SK13 8LJ

Description of Development:

Proposed change of use from offices to 24 apartments and associated car parking

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: Location Plan 022/027/PLP, Site Plan 200 Apartments Rev D, Apartments Block 1 Rev C and Apartment Block 2 or the reason(s) specified below:-

1. No substantive evidence has been provided by the applicant to demonstrate the consented B1 (office) units are no longer required for the purposes of offices and other business uses (formerly use class B1) to justify the loss of employment land and premises. Accordingly, the proposal is contrary to Policies SS1, S4, S5, E4 and DS3 of the Adopted High Peak Local Plan 2016 as well as the National Planning Policy Framework.
2. Insufficient information has been provided by the applicant concerning viability matters in relation to the wider Charlestown Works consented development to determine the





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level of affordable housing provision which would be required as a result of the proposed development proposing 24 additional market dwellings. Accordingly, the proposal is contrary to Policies SS1, H3, H4 and CF7 of the Adopted High Peak Local Plan 2016, the 'Developer Contributions' 2023 Supplementary Planning Guidance (SPG) 2023 and the National Planning Policy Framework.

3. The development proposal would not provide for an appropriate range and size of housing types that can reasonably meet the requirements and future needs of a wide range of household types including for the elderly and people with specialist housing needs, based on evidence from the High Peak Housing and Economic Land Needs Assessment (HELNA) (or successor documents) and the National Described Space Standards (NDSS). Accordingly, the proposal is contrary to Policies SS1, S5 and H3 of the Adopted High Peak Local Plan 2016 and the National Planning Policy Framework.
4. The development would not provide for a sense of place and well-being integral to securing high quality design with particular regard to layout and landscaping matters, including appropriate communal open space and refuse storage provision to meet the needs of future occupiers. Accordingly, the proposal would be contrary to Policies SS1 and EQ6 of the Adopted High Peak Local Plan 2016, Residential Design Guide Supplementary Planning Document (SPD) 2005, High Peak Design Guide SPD 2018 and the National Planning Policy Framework.
5. Insufficient information has been submitted with the application to describe the significance of any heritage assets affected to be able to understand the potential impact of the proposal on their significance, including below ground archaeology. Accordingly, the proposal is contrary to Policies SS1 and EQ7 of the Adopted High Peak Local Plan 2016 and the National Planning Policy Framework.
6. The development would not provide for safe turning from Charlestown Road with particular regard to the positioning of car parking provision shown in close proximity to the junction of the main spine road. Accordingly, the proposal would be contrary to Policies SS1, EQ6 and CF6 of the Adopted High Peak Local Plan 2016 and National Planning Policy Framework.

Informative(s)

1. The Local Planning Authority have worked proactively with the applicant to secure a development that will improve the economic, social and environmental conditions of the area. The principle of the development, however, is unsustainable and does not conform with the provisions of the NPPF. Accordingly, the applicant is unable to overcome such principle concerns and thus no further amendments to the application have been requested following the receipt of further information.





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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 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.

