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High Peak Borough Council

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Application no: HPK/2024/0481

Determined on: 12th September 2025

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:

Glossopdale Community College, Lower Site, Talbot Road, Glossop, Derbyshire, SK13 7DR.

Description of Development:

Outline planning application for the construction of up to 110 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations

In pursuance of their powers under the above mentioned Act High Peak Borough Council, **HEREBY REFUSE PERMISSION** for the development described in the above application, in accordance with plans ref: Site Location Plan (ref. J0053214_CJ_MP_PL_005_V1; Parameter Plan (ref. J0053214_CJ_MP_PL_004_V2, prepared by Carter Jonas LLP, dated October 2024); Concept Plan (ref. J0053214_CJ_MP_PL_002_V2, prepared by Carter Jonas LLP, dated October 2024); Considerations Plan (ref. J0053214_CJ_MP_PL_001_V4, prepared by Carter Jonas LLP, dated August 2025); Illustrative Site Sections A-AA, B-BB AND C-CC dated 19th May 2025 and Illustrative Site Sections Drawing received 23rd May 2025 for the reason(s) specified below:-

1. The proposed development would involve the loss of playing field land, which is not associated with an alternative facility of equal or better quality to deliver benefits to clearly outweigh its loss and neither has an assessment been undertaken to demonstrate that the playing field land is surplus to requirements. In particular, insufficient information has been submitted with the proposal to clearly demonstrate how the development would accord with policy exception 4 of Sport England's Playing Fields Policy in relation to the provision of specific details of the replacement playing field. Accordingly, the proposal would not accord with policies S1, S5, H1 and CF4 of the Adopted Local Plan, the exceptions of Sport England's Playing Fields Policy or paragraph 104 of the National Planning Policy Framework (NPPF).





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2. Insufficient information has been provided with the application to demonstrate how it can achieve both high quality design and acceptable amenity standards at the detailed reserved matters stage with regard to the quantum of development seeking up to 110 dwellings. Accordingly, the proposal would not constitute a sustainable form of development contrary to policies S1, S5, H1, H2 and EQ6 of the Adopted Local Plan, the High Peak Design Guidance 2018 and Residential Guidance 2005 Supplementary Planning Documents (SPDs) as well as the National Planning Policy Framework (NPPF).

Informative(s)

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the National Planning Policy Framework (NPPF). Such matters have been discussed with the applicant with a view to seeking solutions, although such solutions have not been possible as the applicant has declined to amend the application.

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.
2. 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. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
3. 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.

