

Mr Robert Berry
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CW12 3BD

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Mr Adams
Star Inn
Main Road
Hollington
Staffordshire
ST10 4HH

Application no: SMD/2016/0090

Determined on: 08/04/2016

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Star Inn, Main Road, Hollington, Staffordshire ST10 4HH

Description of Development:

Outline planning application with some matters reserved (except access and layout) for residential development.

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref: 1407/04 and 1407/05 for the reason(s) specified below:-

1. The proposal is contrary to policies SS6b, SS6c and R2 of the Council's Core Strategy Development Plan Document (Adopted March 2014) which seek to restrict development within "Small Villages" and "Other Rural Areas" (as defined in the Core Strategy) other than the case of a number of specified exceptions, none of which apply to the proposal. The proposed development would undermine and conflict with these policies which set out the spatial strategy for housing development in the District. Furthermore, the site is not considered to be in a sustainable location and would therefore lead to a significant increase in car journeys and therefore emissions to the detriment of the environment. The proposal would therefore not be in line with para. 49 or Section 10 'Meeting the Challenge of Climate Change..' of the National Planning Policy Framework (NPPF).

2. The proposed development would have an urbanising impact that would be harmful to the open and rural character and appearance of the surrounding area characterised by sporadic dwellings separated by significant gaps of open land. The rural approach and setting to the village of Hollington would also therefore be harmed. For this reason, the proposal would not respect its surroundings and would therefore be contrary to Policy DC1 'Design Considerations' of the Council's Core Strategy Development Plan Document (Adopted March 2014). The proposal would also therefore be harmful to the character of the local landscape

within an "Dissected Sandstone Cloughs and Valleys" landscape as defined in the Core Strategy and would therefore be contrary to Policy DC3 'Landscape and Settlement Setting' of the Core Strategy.

3. Overall, the social and economic benefits of the residential scheme when considered together would not be sufficient in this case to significantly and demonstrably outweigh the environmental harm identified above contrary to Policies SS1, SS1a, SS6b, SS6c, H1, R2, DC1 and DC3 of the Adopted Core Strategy Development Plan Document and the NPPF (National Planning Policy Framework).

Informative

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

Signed on behalf of Staffordshire Moorlands District 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.
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 www.planningportal.gov.uk/pcs. 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.