Mr C Critchlow
123 Tunstall Road
Knypersley
Staffordshire
ST8 7AA

Mr Andy Critchlow
AEW Architects
C/o Forge Lane Water Tower Elm Road
Congleton
CW12 4PR

Mr C Critchlow
123 Tunstall Road
Knypersley
Staffordshire
ST8 7AA

Application no: SMD/2016/0233

Determined on: 01/06/2016

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

# REFUSAL OF PLANNING PERMISSION

**Location of Development:**
123 Tunstall Road Knypersley Staffordshire ST8 7AA

**Description of Development:**
Demolition of existing dwelling and associated outbuildings. Formation of new site access and erection of 7No detached dwellings (resubmission of SMD/2015/0814)

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: 6305-AEW-XX-XX-D-A-200A; 6305-AEW-XX-XX-D-A-201A; 6305-AEW-XX-XX-D-A-202D; 6305-AEW-XX-XX-D-A-203E; 6305-AEW-XX-XX-D-A-204A; 6305-AEW-XX-XX-D-A-205A; 6305-AEW-XX-XX-D-A-206A; 6305-AEW-XX-XX-D-A-207A; 6305-AEW-XX-XX-D-A-208A; 6305-AEW-XX-XX-D-A-209 for the reason(s) specified below:-

1. The proposed housing development, prominently located to the Tunstall Road frontage would not respect or enhance the character and appearance of the surrounding area with particular regard to its cramped layout, engineered road and car dominated frontage. Clearly, in these circumstances, it does not respect local character, including historic setting and in particular would cause harm to the adjoining Grade II listed St.Johns Church and opposing Fairhaven complex. In these respects, the development would neither be integrated with its surrounding context nor reinforce and sustain local distinctiveness' or contribute to a sense of place. As a consequence, there would be significant harm to the character and appearance of the local town, including listed building setting and also harm to the visual amenity of local residents. The proposal would be clearly contrary to Policies SS1, SS5b, H1, DC1 and DC2 of the Council's Core Strategy Development Plan Document (Adopted March 2014), which seeks to protect the district's townscape and historic heritage and is further contrary to the National Planning Policy Framework (NPPF).

2. Overall, the benefits of the residential scheme when considered together would not be sufficient in this case to significantly and demonstrably outweigh the harm identified above contrary to Policies SS1, SS1a, SS5b, H1, DC1 and DC2 of the Adopted Core Strategy Development Plan Document and National Planning Policy Framework (NPPF).

**Informative(s)**

1. It is considered that the proposals are unsustainable and do not conform to the provisions

of the 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.

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**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.