

Mr Jackson/Geal
C/O agent

Miss Natalie Hewitt
Hewitt & Carr Architects
Cross Street
Cheadle
Staffordshire
ST10 1NP

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Application no: SMD/2015/0435

Determined on: 17/06/2016

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:

Land Adjacent 17 SALTERSFORD LANE ALTON STAFFORDSHIRE

Description of Development:

Outline planning permission with all matters reserved (except access) for residential development of 23 dwellings

In pursuance of their powers under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY REFUSE PERMISSION** for the development described in the above application, in accordance with plans ref: Access drawing 00408_AL(0)01 F for the reason(s) specified below:-

1. The proposal is premature to the emerging Site Allocations Development Plan Document which does not identify the application site as a preferred option for this larger village. Further, it would exceed the indicated level of additional dwellings identified for Alton and would not be in general conformity with the Council's spatial approach and settlement hierarchy contrary to CS (Core Strategy) Policy SS6a and the National Planning Policy Framework (NPPF).
2. The proposal for a single vehicular access point from Uttoxeter Road would raise highway safety concerns in relation to the restricted access width, topography and the resultant vehicular conflict with other road users, which would be in conflict with CS Policy TR1 and with the National Planning Policy Framework (NPPF).
3. The existing access driveway from Uttoxeter Road serves the dwellings known as No.7 Uttoxeter Road, Glenfield, Orchard View and it is proposed to retain this access as the primary route into the site to serve up to 22 dwellings. In these respects, there would be an evident loss of amenity experienced by an increased number of passing cars / pedestrians to these frontage dwellings and significantly less than the current level of

residential amenity current enjoyed by these frontage dwellings to conflict with CS Policy DC1 and the the National Planning Policy Framework (NPPF).

4. Staffordshire County Council LLFA (Lead Local Flood Authority) maintains their concerns for the proposal to link into the culverted watercourse to the east, which lies on third party land. In the absence of a CCTV survey to check the state and condition of the pipework, the applicant has failed to ensure that it is in a fit and proper condition to accommodate the additional greenfield flows which is integral to the surface water drainage strategy. As a consequence, the application has not adequately demonstrated that it has a feasible point of discharge contrary with the provisions of CS Policy SD4 and Section 10 of the the National Planning Policy Framework (NPPF).

Informatives

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF.

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.