Mr Titterton

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Wayne Johnson
Sammons Architectural
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mr Titterton

Application no: SMD/2016/0269

Determined on: 17th June 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 Junction Of HOT LANE BIDDULPH MOOR STAFFORDSHIRE

Description of Development:
Outline planning application for the erection of up to 4 affordable 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: 2015-2083-01 for the reason(s) specified below:-

1.The proposal represents inappropriate development in the Green Belt. Inappropriate development is harmful by definition. The development of the site for houses would also significantly compramise openness, the essentail characterisitics of the Green Belt. There would in addition be some harm to visual amenity. No special circumstances have been advanced by the applicant who relies wholly on the Councils current lack of a 5 year supply. In reaching the view that this and other considerations do not clearly outweigh the harm to the Green Belt account is taken of guidance in the Planning Practice Guidance on unmet housing need when considering very special circumstances (ID 3-034-2014006). For these reasons the proposal is contrary to Polcies SSC6 and H2 of the Staffordshire Moorlands Core Strategy Development Plan Document and national advice in the National Planning Policy Framework.

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2.The development of this open and prominent site with up to 4 houses would be harmful to the open upland character of the surroudiing area. It would fail to protect or enhance the local landscape contrary to Policy DC 3 of the Staffordshire Moorlands Core Strategy Development Plan Document and advice in the NPPF.

Informatives This is an unsustainable form of development and did 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.

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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

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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.