STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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

Mr Allen
C/o agent

Application no: SMD/2016/0355

Determined on: 27/09/2016

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 Off MAIN ROAD HOLLINGTON STAFFORDSHIRE

Description of Development:
Outline application with all matters reserved (except access) for the erection of up to 3no. 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: 2016-2148-02 for the reason(s) specified below:-

1. The application site is located at Common End and is some 1.3km distance from the small village of Hollington. It has a limited range of facilities/services, currently consisting of a church, public house, community hall and limited public transport provision. The site is c.4.0km from the 'larger village' of Upper Tean, which has a wider range of facilities/services, including a dentist, doctors, small supermarket and primary schools. The Core Strategy categorises Upper Tean as a larger village which, together with the towns within the district area, are identified as being the rural centres for services, facilities and jobs, acting to sustain the rural areas and are expected to accommodate the bulk of the District's housing and employment development needs. The site's location, however, would clearly discourage walking to the nearest services/facilities in Upper Tean owing to a limited bus service and a longer cycle journey. In these respects, this site is within an unacceptably remote location, with future occupiers having unreasonable access to shops and services. As a consequence, there is a fundamental conflict with Policy T1 of the Adopted Core Strategy Development Plan Document and the NPPF more generally which seeks, among other things, to reduce reliance on the private car for travel journeys and reduce the need to travel generally.

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Informative(s)

The proposal cannot be considered as comprising sustainable development and thus does not benefit from the presumption in favour of such as set out in the Framework.

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District 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.

3. If this is a decision to refuse planning permission for a minor commercial 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.

4. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

5. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

6. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.

7. 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.
8.