STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Bernard Blakeman
Blakeman Building Design
15a The Garden House
Whitmore Road
Newcastle-under-Lyme
Staffordshire
ST5 3LY

Mrs Victoria Pitt
Red Lion Inn
Boundary Road
Boundary
Staffordshrei Moorlands
ST10 2NU

Application no: SMD/2016/0637

Determined on: 19/12/2016

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Red Lion Inn, Boundary Road, Boundary, Staffordshire Moorlands ST10 2NU

Description of Development:
Proposed extension to existing dining room.

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: for the reasons specified below:-

1. The proposed extension would result in disproportionate additions over and above the size of the original building and is not supported by any case to demonstrate very special circumstances. It is therefore inappropriate development and unacceptable in principle in Green Belt terms and is contrary to policy SS6c and to the NPPF. The proposal is also harmful to openness and conflicts with the Green Belt purpose of safeguarding the countryside from encroachment again contrary to the NPPF and also contrary to policies SS6c DC1, DC3 and R1 of the Staffordshire Moorlands Core Strategy.

2. The proposal is not supported by the Council's design policy guidance contained in the adopted Supplementary Planning Document, 'Design Principles for Development in the Staffordshire Moorlands' as the extension would not be subordinate to the original building and does not relate well to its character. In leading to the removal of a section of the roadside embankment and by the prominence of the new built frontage in the street scene the proposal would be very much to the detriment of the character and amenity of this rural roadside. On these grounds the proposal is therefore contrary to policies SS6c, DC1, DC3 and R1 of the Staffordshire Moorlands Core Strategy, a conclusion further supported by the Local Plan supporting evidence document, 'Landscape and Settlement Character Assessment' 2008.

3. Due to conflicting/insufficient information, the applicant has failed to demonstrate the the proposed development would not encroach on to the public highway which would be to the detriment of highway safety contrary to Policy DC1 of the Staffordshire Moorlands Core Strategy.

Informatives

1. The proposal was not subject to any pre-application consultation or advice. It could be considered that the previously approved extension took full account of the limiting factors of the site and represents the limits of what is achievable in terms of building closer to the roadside.

2. 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.

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.