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Mr Swann
Old Park Colliers Way
Telford
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Application no: SMD/2016/0400

Determined on: 20th January 2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Land Adjacent 3 Meadow Drive Cheadle Staffordshire

Description of Development:

Variation of Conditions 2 (approved plans) 6 (approved glazing) 11(access plans) 12 (highway access) 13 (highway rectification works) 15 (revised access details) and 18 (planting plan) attached to planning permission SMD/2014/0471

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: K787-104(-), K787-106(B), K787-210(A), K787-212(A), K787-214(A), K787-216(A), K787-218(A), K787-220(A), K787-223(A), K787-224(A), K787-225(A), K787-227(A), K787-229(A), K787-231(A), K787-233(A), K787-235(A), K787-311(A), K787-312(-), K787-313(-), K787-320(A) for the reason(s) specified below:-

1. The application proposes access to the site via Meadow Drive. This is a short residential cul-de-sac which is frequently used by other highway users such as those dropping their children off at local schools and by people working in the nearby town centre wishing to avoid parking charges. It is considered that the proposed development would have an adverse effect on highway safety by contributing further to the poor traffic flow and severe congestion in the area. This would in turn result in a real and significant hazard to people/children and other highway users thereby resulting in the provision of an unsafe access. As such the proposal would be contrary to policy T1 of the adopted Core Strategy and guidance contained within the National Planning Policy Framework.

Informatives

In the opinion of the Local Planning Authority the principle of such development, in terms of the revised access arrangements, is unsustainable and did not conform with the provisions of

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

The Council has no objections to the other amendments proposed to the scheme other than those relating to the access arrangements.

X *B.J. Haywood*

Signed by: Haywood, Ben

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.
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.

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