STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Michael Askew
Knights Professional Services Ltd
The Brampton
Newcastle under Lyme
ST5 0QW

Mr Perkins
c/o Agent

Application no: SMD/2017/0191

Determined on: 23/06/2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Little Blythe Farm Leek Road Weston Coyney Staffordshire ST3 5BD

Description of Development:
Proposed change of use of domestic outbuilding to 3-bedroom residential dwelling

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:
4043-01-01
4043-01-02
4043-01-03
4043-01-09
4043-01-10
4043-01-11
4043-01-12 for the reason(s) specified below:-

1. Government planning guidance in the National Planning Policy Framework (NPPF) in para. 49 states "housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites." The Council considers the site is not in a sustainable location due to its rural location and poor connectivity to employment and services via means other than private transport. The proposal involving the change of use of a domestic outbuilding connected to an existing dwelling, into a separate dwelling independent of the existing dwelling, would lead to an increase in car use and therefore an increase in emissions to the detriment of air quality. These are factors that outweigh the benefit of the proposal in providing an additional dwelling in an area of housing undersupply and would in any case only lead to a minimal increase to the housing supply in the District. The proposal would also therefore not comply with policies SS6c 'Other Rural Areas Strategy' and R2

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'Rural Housing' which resist market value dwellings in the countryside/rural areas and would not be in line with the key aims of the NPPF in encouraging sustainable development and in particular Section 12 "Meeting the challenge of climate change, flooding and coastal change."

Informative

1. 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: Ben Haywood

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.

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