STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mrs Alison Hughes
Clarke Telecom
Madison Place
Northampton Road
Manchester
M40 5AG

Cornerstone
B30 The Exchange Building
Arlington Business Park
Theale
Berkshire
RG7 4SA

Application no: DET/2017/0023

Determined on: 01/09/2017

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) (AS AMENDED) ORDER 2015

PRIOR APPROVAL REQUIRED AND DETAILS SUBMITTED REFUSED

Staffordshire Moorlands District Council hereby **REFUSE** approval for the siting and appearance of the development proposed for

Installation of a 21 metre high slimline lattice telecomes mast supporting 3No. antenna and 1No. 600MM transmission link dish and 2No. equipment cabinets and 1No. electrical meter cabinet at Land Adjacent to the entrance of Tittesworth Reservoir Water Works Buxton Road LEEK

in accordance with the submitted application, details and accompanying plans for the following reasons:-

1. The development, by virtue of its height, form and lattice-mast design and its siting would be unduly prominent in the surrounding area and would be an incongruous and visually obtrusive feature of the area. It would be harmful to the rural town setting, character and appearance of the surrounding area and would therefore be contrary to Policy DC1 'Design Considerations' of the Council's Core Strategy Development Plan Document which aims to ensure that development respects its surroundings and also Policy DC3 'Landscape and Settlement Settings' of the Core Strategy. It would also be contrary to Policy SS7 of the Core Strategy which aims to protect the quality of the landscape of the Churnet Valley area in which the site sits. The proposal would also not be in line with Section 5 of government planning guidance in the National Planning Policy Framework (NPPF) which states

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that where new telecommunications base stations are required, equipment should be sympathetically designed and camouflaged where appropriate.

X _____

Signed by: Jane Colley

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

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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.