STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Neil Green
Architecture Deisgn Development Ltd
Caledonian House Tatton Street
Knutsford
WA16 6AG

Mr Shaw
38 Tamworth Street
Lichfield
Staffordshire
WS13 6JJ

Application no: SMD/2017/0212

Determined on: 20th September 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 Adj To Threeways Farley Road Oakamoor Staffordshire ST10 3BB

Description of Development:
Proposed construction of a 3 storey building to provide 4 no. 1 bed and 4no. 2 bed flats with associated parking and landscaping

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:

L01
L03
L02 B
G01 B
G02 B
G03 B
G04A
G05A

for the reason(s) specified below:-

1. The proposed development - due to the size, scale, mass and urban design concept, plus the large area of hard-standing (parking and turning areas) located at the front of the building - would be incongruous within, and out of keeping with, both the immediate area and Oakamoor village more widely. Consequently, the proposal would have a detrimental impact on the character and appearance of the immediate area and that of Oakamoor village. In addition, the proposed development would result in less than substantial harm to the setting of the Oakamoor Conservation Area, which would not be outweighed by the public benefits of the scheme. The proposed development would therefore not accord with Staffordshire

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Moorlands Core Strategy policies SS1, DC1 and DC2, the SPD 'Design Principles for Development' nor sections 7 and 12 of the NPPF.

2. Given that the proposed development would have a detrimental impact onthe character of the area and the setting of the Conservation Area it is considered not to be a sustainable form of development and therefore does not comply with Core Strategy policy SS1a or the sustainability thread running through the NPPF. Whilst it is acknowledged that the Council cannot demonstrate a 5 year supply of housing land, within the overall planning balance it is concluded that the detrimental environmental impacts identified above would significantly and demonstrably outweigh the social and economic benefits of the proposal.

Informatives

1. Policies

The Development Plan comprises:-

* Staffordshire Moorlands Local Plan (Adopted 1998)
* The Staffordshire Moorlands Local Development Framework Core Strategy (Adopted March 2014)
* The Minerals Local Plan (Adopted December 1999) Saved Policies 2007
* Staffordshire & Stoke-on-Trent Joint Waste Core Strategy (Adopted March 2013)

Staffordshire Moorlands Local Plan (1998)

Development boundaries within the 1998 Adopted Local Plan are still in force until such time as they are reviewed and adopted through the site allocations process.

Adopted Staffordshire Moorlands Local Development Framework (LDF) (26th March 2014):-

The Core Strategy is the key LDF document. The following Core Strategy policies and Supplementary Planning Documents are relevant to the determination of the application:-

* SS1 - Development Principles
* SS1a - Presumption in Favour of Sustainable Development
* SS2 - Future Provision of Development
* SS3 - Distribution of Development
* SS4 - Managing the Release of Housing Land
* SS6 - Rural Areas
* SS6b - Smaller Villages Area Strategy
* SD1 - Sustainable Use of Resources
* SD3 - Carbon Saving Measures in Development
* SD4 - Pollution and Flood Risk
* H1 - New Housing Development

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

* H2 - Affordable and Local Housing Needs
* DC1 Design Considerations
* DC2 The Historic Environment
* DC3 Landscape and Settlement Setting
* C2 - Sport, Recreation and Open Space
* R2 - Rural Housing
* NE1 Biodiversity and Geological Resources
* T1 Development and Sustainable Transport

Oakamoor Conservation Character Appraisal July 2016
SPD - Space About Dwellings
SPD - Design Principles for Development
SPG - Public Open Space

National Planning Policy Framework

National Planning Practice Guidance

2. Paras 186 & 187 of the NPPF

The LPA has liaised with the applicant/agent seeking to secure a proposed scheme that could be positively supported. Unfortunately, despite the submission of revised plans, an acceptable scheme has not been agreed and therefore a sustainable form of development has not been secured. The LPA has adhered to paras 186 & 187 of the NPPF.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

8.