STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Jim Malkin
JMI Planning
62 Carter Street
Uttoxeter
ST14 8EU

Mr Carl Jenkinson
Old Police House
High Street
Alton
Staffordshire Moorlands
ST10 4AQ

Application no: SMD/2017/0552

Determined on: 14/11/2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Old Police House High Street Alton Staffordshire Moorlands ST10 4AQ

Description of Development:
Formation of car parking area including partial demolition of front wall.

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:
A3147 - 001 Rev A
A3147 - 002 for the reason(s) specified below:-

1. The proposal would significantly alter the appearance and setting of the application property to the detriment of the building, its character and setting and that of the High Street all of which are within the Alton and Farley Conservation Area in a prominent public street scene location. Given that the development would result in loss and harm to features which make a strong positive contribution to the character and qualities of the Conservation Area and there are no substantial planning benefits to outweigh the harm the proposal is contrary to Policies SS6a and DC2 of the Staffordshire Moorlands Core Strategy and the provisions of the NPPF

2. The proposal would result in less than substantial harm to the settings to the neighbouring Grade II Listed Buildings at Vyse House, Castle Inn Cottage and White Hart Hotel which are in close proximity and there are no substantial planning benefits to outweigh the harm. Therefore the proposal is contrary to Policies SS6a and DC2 of the Staffordshire Moorlands Core Strategy and the provisions of the NPPF.

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Informative

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.