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moorlands
DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Kevin Davis
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St Oswalds Road
Worcester
WR1 1HZ

Mr Swann
Old Park Colliers Way
Telford
TF3 4AW

Application no: SMD/2017/0784

Determined on: 27/02/2018

**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, 6, 11, 12 & 15 relating to Application reference number 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:

2015/K787-100(A) Location Plan;
2015/K787-106(G) Site Plan Proposed (Revised Access);
2015/K787-109(-) Site Sections (Revised Access);
2015/K787-210(E) GA Plans Units 13-14;
2015/K787-212(D) GA Plans Units 15-16;
2015/K787-214(D) GA Plans Units 17-18;
2015/K787-216(E) GA Plans Units 19-22;
2015/K787-218(F) GA Plans Units 23-24;
2015/K787-220(E) GA Plans Units 25-26;
2015/K787-222(F) GA Plans Units 27-28;
2015/K787-224(D) GA Plans Units 29-32;
2015/K787-225(D) Sections and Elevations Units 29-32;
2015/K787-227(D) GA Plans Units 33-35;
2015/K787-229(E) GA Plans Units 36-37;
2015/K787-231(D) GA Plans Units 38-39;
2015/K787-233(D) GA Plans Units 40-41;
2015/K787-235(D) GA Plans & Unit 42;
2015/K787-310(A) Proposed Basement Floor Plan;

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2015/K787-311(G) Proposed Ground Floor Plan;
2015/K787-312(F) Proposed First Floor Plan;
2015/K787-313(G) Proposed Second Floor Plan;
2015/K787-320(D) Proposed Elevations

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 including residents, those dropping off/collecting their children from nearby 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 (including children) and other highway users, thereby resulting in the provision of an unsafe access. Furthermore, this stance is supported by the Highway Statement prepared by Progress10 Design (dated March 2017) which clearly concludes that a route through Meadow Drive holds significant flaws in terms of appropriate traffic management, exacerbating already severely congested traffic conditions and generating further hazards and potential for conflict between pedestrians and vehicles. As such the proposal would be a retrograde step in terms of highway safety concerns bearing in mind there is an existing access linking directly to Bank Street which has proven to be successful thus far. The proposal is therefore contrary to policy T1 of the Core Strategy Development Plan Document (Adopted 26th March 2014) and the National Planning Policy Framework.

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**

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*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.