STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Adam Gregory
Forefront Development Consulting Ltd
4 Ridge House
Ridge House Drive
Festival Park
Stoke-on-Trent
Staffordshire
ST1 5SJ

Mr Goodley
Glen View
76 Huntley Lane
Cheadle
ST10 1UA

Application no: SMD/2018/0063

Determined on: 13/04/2018

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:
Land Adjacent 76 Huntley Lane Huntley Cheadle Staffordshire

Description of Development:
Outline Permission with access for proposed detached dwelling on garden.

In pursuance of their powers under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY REFUSE PERMISSION** for the development described in the above application, in accordance with plans ref:

18-102-01;
18-102-02;
18-102-03;
18-102-04,

for the reason(s) specified below:-

1. The erection of a dwelling on this site is inappropriate development in the Green Belt which would be detrimental to its character and openness whilst conflicting with the purposes of including land within it. Inappropriate development is, by definition, harmful to the Green Belt and Local Planning Authorities should ensure that substantial weight is given to Green Belt harm. No very special circumstances have been demonstrated to clearly outweigh the harm caused by reason of inappropriateness and any other harm. The presence of a new build dwelling would result in significant countryside encroachment and visual harm to the Green Belt by the loss of an undeveloped parcel of land. The application is therefore contrary to policies SS1, SS1a, SS6c, SD1, DC1, DC3, R1 and R2 of the CoreStrategy Development

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Plan Document (Adopted March 2014) and the National Planning Policy Framework including sections 7 and 9.

2. It is impracticable to construct an access in the position indicated on the submitted plans that would allow for the requisite visibility splays to be provided within land under the applicant's control. Consequenlty the siting of the access would be detrimental to highway safety, contrary to policies DC1, T1 and T2 of the Core Strategy Development Plan Document (Adopted March 2014) together with the National Planning Policy Framework including sections 4 and 7.

3. It has not been demonstrated that the proposal is acceptable in terms of biodiversity impact. The application is therefore contrary to policies DC1 and NE1 of the Core Strategy Development Plan Document (Adopted March 2014) and the National Planning Policy Framework including sections 7 and 11.

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 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.