STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Robinson
1 Oakwood Road
Leek
Staffordshire
ST13 8LW

Application no: SMD/2018/0295

Determined on: 06/07/2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Land South of Thorncross Farm Thorncliffe Road Leek Staffordshire ST13 7LS

Description of Development:
Proposed detatched bungalow with rooms in roof space.

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: Plans, Elevations and Section for the reason(s) specified below:-

1. The proposed dwelling is contrary to Policies SS6c 'Other Rural Areas Area Strategy' and R2 'Rural Housing' which do not allow new dwellings in the countryside unless they would be for local needs or affordable housing. The proposed dwelling does not fall into those categories. The proposed dwelling on the site would be harmful to the rural character and appearance of the area and by virtue of its scale, form, design and height would be visually prominent within the 'Ancient Slope and Valley Farmlands' Landscape Character Area in which the site sits, harming the landscape and also the character and appearance of the Churnet Valley. The site is also in an unsustainable location and there would be reliance on the use of the private car to access shops, services and workplaces. These environmental harms identified would outweigh the limited social and economic benefits of the proposal, contrary to paragraph 14 of the National Planning Policy Framework and would also be contrary to para 55 of the NPPF which seeks to avoid new isolated homes in the countryside. The proposal would also be contrary to policies DC1 'Design Considerations', DC3 'Landscape and Settlement Setting' and SS7 'Churnet Valley Area Strategy'.

Informatives

1. It is considered that the proposals are unsustainable and do not conform with the

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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

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.

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