STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

David Tatton
David Tatton Architect
4 Church Bank
Newcastle Under Lyme
Staffordshire
ST5 5AT

Mr Humphries
Rockfield Farm Under the Hill
Stoke on Trent
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ST8 7RR

Application no: SMD/2018/0373

Determined on: 25/10/2018

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

REFUSAL OF RESERVED MATTERS

Location of Development:
Coltslow Farm Stanley Moss Lane Stockton Brook Staffordshire ST9 9LH

Description of Development:
Application for approval of reserved matters relating to SMD/2017/0470 for eight dwellings.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council as Local Planning Authority, hereby **REFUSES TO APPROVE** the following matter(s) (layout, scale, landscaping and appearance) which have been reserved for later approval on the grant of outline permission for development for the reason(s) specified below:-

1. **The proposed development by reason of its layout, scale and appearance would be to the significant detriment of the character and appearance of the site and its immediate surroundings by introducing a suburban building form and layout which would be at odds with the local architectural vernacular in the context of a rural settlement. The application is therefore contrary to policies SS1, SS1a, SS6a, H1 and DC1 of the Core Strategy Development Plan Document (26th March 2014), Staffordshire Moorlands Design Guide and the National Planning Policy Framework (July 2018) section 12.**

Informatives

- The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. However, it has not been possible to negotiate a solution which overcomes the concerns above

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- The applicant is requested as part of any resubmission to take into account the objections submitted by third parties as part of this application.

- The plans to which this decision relates are as follows:

    a. 113-10A Site Plan and Sections
    b. 113-13B Revised House Type 2
    c. 113-15B Revised House Type 1
    d. 113-20 Revised House Type 1A
    e. 113-14 HT 2+ House Type Type 2+
    f. 113-12 HT 3 House Type 3
    g. 113-17 Location

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.

8.