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

Mr J Imber
JMI Planning
Carter Street
Uttoxeter
Staffordshire
ST14 8EU

Mr Andrzejewski
C/O Agent

Application no: SMD/2018/0647

Determined on: 05/12/2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Huntley House Farm Huntley Lane Huntley Cheadle Staffordshire ST10 1UA

Description of Development:
Proposed external alterations to light industrial unit to facilitate change of use to 2 dwellinghouses

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:
C1530 - 003 Location Plan Rev A
C1530 -001 Existing Plans and Elevations
C1530 - 002 Proposed Plans and Elevations Rev B for the reason(s) specified below:-

1. The proposal relates to external alterations to facilitate a change of use to 2 dwelling houses. It is not considered that the building is appropriate, suitable or worthy in physical, architectural and character terms for conversion. This application is therefore considered to be contrary to policy R1 and policy R2 of the Staffordshire Moorlands Core Strategy.

2. The design and appearance of the proposed development would result in a building which does not harmonise with the character and appearance of the surrounding rural area and would be harmful to the visual amenities of the area. It would not be of a high quality and add value to the local area, incorporating creativity or detailing appropriate to the character of the area; be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance. It would conflict with government planning guidance contained in the National Planning Policy Framework (NPPF) and Policy DC1 and DC3 of the Staffordshire Moorlands Core Strategy.

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3. Due to the lack of light and outlook to habitable rooms, the proposed development would fail to provide an adequate standard of amenity for future occupiers contrary to the provisions of Policy DC1 of the Staffordshire Moorlands Core Strategy and government planning guidance contained in the National Planning Policy Framework (NPPF)

Informative

1. 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.

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