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

Mr Andrew Bailey
MAC Architectural Design Ltd
Moorland House 123 Moorland Road
Stoke-on-Trent
Staffordshire
ST6 1JD

Mr Briand
Grace Street Developments Ltd
Park View
2 Badgers Rise
Leek
ST2 9EB

Application no: SMD/2018/0706

Determined on: 15/02/2019

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

REFUSAL OF RESERVED MATTERS

Location of Development:
Land Off Macclesfield Road, Leek, Staffordshire

Description of Development:
Approval of reserved matters following outline approval SMD/2013/1201

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) which have been reserved for later approval on the grant of outline permission for development for the reason(s) specified below:-

1. It is considered that the detailed development scheme of the site would fail to achieve a high standard of design and positive sense of place due to a heavily engineered, overly cramped layout, dominant development form, and incongruous design which would negatively impact on the local townscape settlement setting of Leek. As such there is conflict with Policies SS1, SS1a, SS5a, H1, DC1 and DC3 of the Adopted Staffordshire Moorlands Core Strategy and the NPPF.

2. The proposed development would fail to provide a satisfactory living environment for adjoining occupiers owing to the height and close proximity of the proposed dwellings. As such the proposal conflicts with policies H1 and DC1 of the Adopted Staffordshire Moorlands Core Strategy and the NPPF.

Informatives

1. 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

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developments that improve the economic, social and environmental conditions of the area. The applicant sought no pre-application discussions with the Local Planning Authority and it is considered that fundamental changes are required to the scheme which could not be made within the context of this application.

2. The submitted reserved matters scheme is in conflict with Condition 04 of outline planning permission ref. SMD/2013/1201, which requires the access to be approved to be carried out in complete accordance with the submitted amended plans and specifications as follows:- a) Location Plan 2011-1806-23 and b) Scheme 4 Site Layout Plan 2011-1806-Sp4 – Access matters only.

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.