STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Sammons Architectural
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

C/o Sammons Architectural

Application no: SMD/2018/0700

Determined on: 07/03/2019

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 10 Ox Pasture Cheddleton Staffordshire

Description of Development:
Outline application for residential development.

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: 2018-2352-01 A, 2018-2352-02 A for the reason(s) specified below:-

1. The NPPF (National Planning Policy Framework) at paragraph 189 requires that an applicant must describe the significance of any heritage assets affected, including any contribution made by their setting. This is to enable the decision maker to fully understand the potential impacts of the proposal on their significance. In this case, the applicant has not carried out such an assessment of the impact of the development on the setting of the Cheddleton Conservation Area and setting of the Grade II* Listed church of St. Edward the Confessor. As a result, there is insufficient information to adequately assess the impact on these designated heritage assets and to correctly apply NPPF policies. Accordingly, there is conflict with Polices SS1, SS6a, DC1 and DC2 of the Adopted Staffordshire Moorlands Core Strategy and the NPPF.

Informative(s)

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF.

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

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LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. In this case the applicant was offered the opportunity to extend the determination period of the application to allow a Heritage Statement to be submitted and considered but declined.

X

Signed by: Jane.Curley

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.