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

Messrs Davenport
C/O Agent

Application no: SMD/2018/0563

Determined on: 26th July 2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Land Adjacent To The Travellers Rest Leek Road Leekbrook Staffordshire

Description of Development:
Outline application with means of access (all other matters reserved) for residential development of up to 30 dwellings

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with the following plans:

- Location Plan (Ref: 2017-2279-03 Rev A)
- Indicative Site Plan (Ref: 2017-2279-02 Rev G)
- Proposed Access Details (Ref: 2017-2279-04)

1. The proposed development would, by virtue of the prominent, open location on rising topography, in a sensitive urban/rural fringe location that acts as a important natural buffer between built up areas, would result in significant and demonstrable harm to the rural landscape and character and appearance of the area. Development of this site is likely to present an uncharacteristic urban form of development that would appear divorced from the settlement of Leekbrook and incongruous in this location. As such this application is considered contrary to Staffordshire Moorlands Core Strategy policies SS1, R1, SS6C, DC1 and DC3 and paragraph 127 of the NPPF. The application thereby results in an unsustainable form of development, contrary to Policy SS1a of the Core Strategy and Paragraph 11 of the NPPF

Informatives

1. The LPA has worked with the applicants to address and overcome all outstanding

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technical matters. However, on this occasion, the fundemental landscape reason for refusal could not be overcome and has led to the application being refused

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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