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

Mr Mark Blood
Mark Blood Building Design
Manor Farm House
London Road
Shardlow
Derby
DE72 2GR

Mr Jones
58 Uplands Croft
Werrington
Staffordshire
ST9 0LF

Application no: SMD/2019/0533

Determined on: 25/10/2019

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 At 58 Uplands Croft Werrington Staffordshire

Description of Development:

Proposed outline application for residential development for maximum 3No. dwellings with all matters reserved

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:

Drg No. 19031.01;
Location Plan;

for the reason(s) specified below:-

1. The access road leading to the site is substandard in that it is of inadequate width to allow two vehicles to pass and the use of such a road would result in an increase in the likelihood of danger to road users, to the detriment of highway safety. The application is therefore contrary to policies SS1a, DC1 and T1 of the Core Strategy Development Plan Document (Adopted 26th March 2014) and the National Planning Policy Framework including section 9.

2. The proposed junction is substandard in that the proposed access to the proposed development would coincide with the existing access to the existing dwelling at an acute angle leading to an increase in the likelihood of danger to to road users, to the detriment of

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highway safety. The application is therefore contrary to policies SS1a, DC1 and T1 of the Core Strategy Development Plan Document (Adopted 26th March 2014) and the National Planning Policy Framework including section 9.

3. The application for residential development is not accompanied by sufficient information to assess the full impact of the proposals on any potential important habitats or species. The application is therefore contrary to policies SS1, SS1a, DC1 and NE1 of the Core Strategy Development Plan Document (Adopted 26th March 2014) and the National Planning Policy Framework including sections 2 and 15.

4. The proposed vehicular access is shown to run in very close proximity to numbers 58 and 60 Uplands Croft, close to boundaries, principal windows and external amenity spaces. The close proximity of the access drive would result in a development that would likely create an unacceptable amenity impact by reason of disturbance and detract from the levels of amenity that residents can reasonably expect to enjoy within a village setting. The application is therefore contrary to policy DC1 of the Core Strategy Development Plan Document (Adopted 26th March 2014) and the National Planning Policy Framework including sections 2 and 12.

1. The proposed development is considered to be unsutainable, accordingly no amendments were sought.

X

Signed by: JaneC

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.