STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Andrew Dukesell
DBD Architectural Consultancy Ltd
50 Broad Street
Leek
Staffordshire
ST13 5NS

Mr Davies
14 North Street
Leek
ST13 8DW

Application no: SMD/2019/0656

Determined on: 2nd January 2020

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:
Wallbridge Precinct Wallbridge Drive Leek Staffordshire ST13 8JF

Description of Development:
Construction of two additional units adjoining Unit 1 and Unit 10 of Wallbridge Precinct, two provide four residential flats.

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: PL01A – Site Plans for the reason(s) specified below:-

1. The proposal would result in the loss of an open area of undeveloped land that plays an important role in softening the hard urban environment of Wallbridge Precinct; would extend beyond the established building line on Wallbridge Drive, and would draw attention to, and increase the prominence, of the unsympathetic architectural style of the 1960's precinct building; all of which individually and cumulatively would result in harm to the character and appearance of the street scene, contrary to Policies SS1 and DC1 of the Staffordshire Moorlands Core Strategy, the Staffordshire Moorlands 'Design Guide' SPD, and paragraphs 127 and 130 of the NPPF.

2. The proposed development does not include any off-street parking provision. This would result in the displacement of vehicles onto the public highway resulting in an inacceptable impact on highway safety contrary to Policies DC1 and T1 of the Staffordshire Moorlands Core Strategy and Paragraph 109 of the NPPF.

3. The harm to the character and appearance of the street scene by virtue of its siting and

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design, coupled with the harm to highway safety as a result of lackof off-road parking provision is considered to significantly and demonstrably outweigh the modest benefits of the proposal, thus constituting unsustainable development, contrary to Policy SS1a of the Core Strategy and paragraph 11 of the NPPF

Informatives

1. The Local Planning Authority have where possible sought to work with the applicant to address and overcome any outstanding planning issues. However in this case, the principle of development in design terms is not supported and as such it has not been possible to overcome this outstanding issue

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.