STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Jim Malkin
JMI PLanning
62 Carter Sreet
Uttoxeter
Staffordshire
ST14 8EU

Mr Skyme
Four Trees
Uttoxeter Road
Checkley
Staffordshire
ST10 4NA

Application no: SMD/2020/0520

Determined on: 17th November 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:
Land Adjacent To Fourtrees, Uttoxeter Road, Checkley, Staffordshire that is shown edged red on the Location Plan numbered R0046-001 'P1', submitted with the application.

Description of Development:
Erection of up to 8 dwellings and the provision of a car park for Checkley Cricket Club (the application is for outline permission with all matters reserved)

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown indicatively on the site plan numbered R0046-001 'P1' submitted with the application, for the reason(s) specified below:-

1. The development would significantly undermine and conflict with the Local Plan's spatial strategy for the delivery of housing by providing a sizeable development of 8 large open market houses in a relatively unsustainable 'other rural' location in the open countryside. The development would not be exceptionally provided for by Strategy Policy SS10, and accompanying Housing Policy H1, of the Staffordshire Moorlands Local Plan 2020. In particular, the proposal would not meet the policy criteria in Policy H1 of the Staffordshire Moorlands Local Plan 2020 to be considered as affordable or rural exception housing and it is not essential for this proposed development to be provided in a countryside location. The provision of a car park for the cricket club is not a community benefit that would outweigh this significnat harm and development plan conflict.

2. The development would not relate well to any existing pattern of development; it would lead to a prominent intrusion into the countryside; and have an adverse impact of significance to the character of the countryside between settlements. Introducing an area of roadside parking and new dwellings in this location, particularly of the size and number proposed here, would be intrusive and appear as an exposed, oddly located anomalay, encroaching into otherwise open countryside, where the existing dwellings are loose-knit, scattered and occasional. In these regards the development would be significantly harmful to the character and appearance of the countryside; and the quality rural environment and landscape, and, as such, contrary to policies DC1 and DC3 of the Staffordshire Moorlands Local Plan 2020. The

provision of a car park for the cricket club is not a community benefit that would outweigh this significnat harm and development plan conflict.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

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.

1. 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.

2. 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.

3. 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.

4. 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

5. 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.

6. 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.