STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr J Imber
JMI Planning
62 Carter Street
Uttoxeter
Staffordshire
ST14 8EU

Mr Prince
C/O agent

Application no: SMD/2017/0444

Determined on: 30/07/2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Land At Horse Road Alton Staffordshire

Description of Development:
Erection of a detached cottage and formation of access

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above in accordance with plans ref:
Location Plan
Amended Elevations
Amended Floor Plans and Site Plan
for the reason(s) specified below:-

1. The proposed development falls within the Countryside, outside of the defined settlement boundary of the larger village of Alton. The proposal would not adjoin the built-up area boundary of Alton, would not be well related to the existing pattern of development and surrounding land uses and would lead to a significant adverse impact on the character and appearance of the countryside. The proposal also fails to meet any other criteria for residential development in the open countryside listed in Policy H1. As such this applications fails to comply with policies SS8, SS10, DC1 and H1 of the adopted Staffordshire Moorlands Local Plan 2020.

2. The proposed development by reason of its siting will not maintain the present balance between the natural and built environment lying in a prominent position beyond the existing cluster of built development and will adversely impact on the important vista that currently contributes positively to the character and setting of the Alton Conservation Area and would harm the setting of the Listed Building opposite. The relatively limited public benefits associated with the provision of a single dwelling

would not outweigh the less than substantial harm to the setting of these two designated heritage assets contrary to policy DC1 and DC2 of the adopted Staffordshire Moorlands Local Plan and the provisions of the NPPF.

3. The tree survey information has not been transposed onto the site layout plans, and consequently there is no clear indication of the trees proposed for removal or retention. In addition, the lack of any tree constraints plan, which again should be transposed graphically onto the proposed layout plan, leads to lack of information about how the development proposals would relate to any retained trees. The application is therefore unclear and ambiguous as to which trees are intended to be removed. The applicant has therefore failed to demonstrate that the proposals will protect existing trees, woodlands and hedgerows, from loss or deterioration and that existing woodlands, healthy trees and hedgerows are retained and integrated within a proposed development. As such the proposals are contrary to policy NE2 of the adopted Staffordshire Moorlands Local Plan and the provisions of the NPPF.

Informatives

1.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 LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

X

Signed by: Jane Colley Signature

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.

1.