

15th June 2021

Mrs. J. Curley
Development Control
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Jane

ERECTION OF 5NO. DWELLINGS - THE CROWN INN, TEAN ROAD, MOBBERLEY

I would be grateful if you would find enclosed a full planning application relating to the proposed erection of 5no. dwellings on the above site.

The application represents the same proposals as that which the Local Authority has previously approved under applications SMD/2016/0344 (Outline) and SMD/2018/0153 (Reserved Matters). As you will be aware, works to implement that permission were undertaken in October / November 2018 by way of the demolition of the building on the site. Your recent correspondence has casted doubt over whether that could be regarded as a lawful commencement of development, and consequently, for the avoidance of doubt, we are re-applying for full planning permission for the same development as that previously approved.

In the period that has elapsed since the previous application was approved, there has been a material change to the Development Plan following the adoption of the Staffordshire Moorlands Local Plan in 2020. Policy SS10 of the Local Plan relates to the 'Other Rural Areas Strategy' and confirms that housing requirements for the rural areas will be met by restricting new build housing development in the countryside to that which has an essential need to be located in the countryside, in accordance with policy H1. Policy H1 identifies a number of categories of development that will be acceptable within the rural areas, and that list includes: "Proposals to redevelop previously developed land provided it is not of high environmental value".

The part of the application site that is proposed to be developed constitutes previously developed land and is not considered to be of high environmental value, being laid to hardstanding. The principle of new residential development on this site is therefore acceptable in accordance with policies SS10 and H1 of the Staffordshire Moorlands Local Plan.

In terms of matters of scale, appearance, layout and landscaping, the submitted proposal is the same as that which was approved by the Local Authority under the previous applications. In granting those permissions the Local Authority concluded that the layout, scale and appearance of the development was acceptable. This application does not propose any changes to that approved scheme and is furthermore accompanied by the various details and information that were subsequently submitted to address the planning conditions imposed on the previous consents. Given that the scale, appearance, layout and landscaping has been previously approved, and is unchanged in this application, it is reasonable to conclude that the proposal is in accordance with policy DC1 of the Staffordshire Moorlands Local Plan.

For the above reasons I submit that there is a compelling case for planning permission to be granted for the proposed development, and trust that the application will be of interest. Should you have any queries or concerns with the submitted proposal then please do not hesitate to contact me.

Yours Sincerely
Hewitt&CarrServices

A handwritten signature in black ink, appearing to read 'Rob Duncan', is written over a light blue grid background.

Rob Duncan BSc(Hons) MA MRTPI
Planning Consultant