STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Hewitt & Carr Architects
17-19 Leek Road
Cheadle
Staffordshire
ST10 1JE

Mr Challinor
C/o Agent

Application no: SMD/2020/0581

Determined on: 19th April 2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Land On The Corner Of Hurstons Lane Uttoxeter Road Alton Staffordshire

Description of Development:
Residential Dwelling

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:

- 00231_PL(0)01A,
- 00231_PL(0)02,
- 00231_PL(0)03,

for the reason(s) specified below:-

1. The application site comprises an open field and marks the boundary between the built-up area of the village of Alton and the surrounding countryside. The development of the application site, in a landscape character type that is defined as *'locally very sensitive to the impacts of development and land use change'* will result in encroachment into the Open Countryside. the proposed development will result in a prominent intrusion into the Open Countryside and will have a significant adverse impact on the character and the setting of the village of Alton. It is for these reasons that the proposed development will be contrary to policy DC3 of the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021).

2. To facilitate the necessary visibility splays to serve the new access and to widen the existing footpath along the western boundary will result in the removal of the existing mature hedgerow. The hedgerow defines the boundary between the built-up village development and the Open Countryside. The hedge is also an attractive landscape

feature within the street scene and is of high amenity, landscape and ecological value. Its removal will have a significant detrimental effect on the character and appearance of the street scene and the provision of a wider footpath, will result in an urbanising effect within this part of the street scene. The development will therefore be contrary to policies DC1 and DC2 of the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021).

3. Insufficient information has been submitted in order to adequately assess the proposed development's impact on habitats, species, trees and hedgerows; whether the unavoidable impacts can be mitigated against; or whether a net gain in biodiversity can be achieved. The proposed development is therefore contrary to policies NE1 and NE2 of the Staffordshire Moorlands Local Plan (2020) and the NPPF (2021).

4. The application site comprises an open field with no existing buildings and the dwellinghouse will comprise an open-market property. The proposed development does not comply with any of the criteria listed in part (5) of policy H1 of the Local Plan (2020). The principle of the development is therefore unacceptable and contrary to policies SS10 and H1 of the Staffordshire Moorlands Local Plan (2020). Whilst the Council cannot demonstrate a 5 year supply of housing, the harm identified substantially and demonstrably outweighs the benefits of the scheme.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been discussed with the applicant but no additional information has been submitted to amend the application.

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.