STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Chris Mosiuk
Barnett Ratcliffe Partnership
The Old Library Rowley Street
Stafford
Staffordshire
ST16 2RH

Mr Gough
Malthouse Farm Apeton
Stafford
Staffordshire
ST20 0AE

Application no: SMD/2019/0632

Determined on: 13/05/2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Royal Oak Hotel 69 High Street Cheadle Staffordshire ST10 1AN

Description of Development:
Proposed conversion of existing public house/hotel into 9 apartments

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 Plan: 1422-PL10 Revision B
Amended Plan: 1422-PL11 Revision B
Amended Plan: 1422-PL12 Revision C
Amended Plan: 1422-PL13 Revision B

for the reason(s) specified below:-

1. The proposal would comprise a residential use at ground floor within a primary shopping frontage resulting in a detrimental impact on the vitality and viability of the town centre and will not protect, enhance or promote retailing or other key town centre uses such as offices, leisure and cultural facilities. It will fail to support, enhance and regenerate the shopping and town centre environment and promote its tourism potential or help to retain, attract or expand the provision of independent retailers in the town centres including niche markets. The proposal is therefore contrary to polices TCR1, TCR2 and E4 of the Staffordshire Moorlands Local Plan (adopted September 2020) and the government planning guidance contained in the National Planning Policy Framework (NPPF), particularly Sections 6, 7 and 8.

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X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

disability confident EMPLOYER

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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.