STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mrs Teresa Critchlow
Sammons Architectural Ltd
10 Cawdry Buildings
Fountain Street
Leek
Staffordshire
ST13 6JP

Mrs Walters
24 Glyndor
High Street
Ipstones
Staffordshire
ST10 2LU

Application no: SMD/2022/0549

Determined on: 24 February 2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
24 Glyndor, High Street, Ipstones, Staffordshire, ST10 2LU

Description of Development:
Proposed formation of vehicle off street parking bay and dropped kerb

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:
- 2022-2687-05 Wall details
- 2022-2687-04 Rev A Location and Block Plans
- 2022-2687-01 Rev A Existing Part Site Plan and Streetscene
- 2022-2687-02 Rev D Proposed Part Site Plan and Streetscene

for the reason(s) specified below:-

1. It is considered that the works, including the removal of a section of existing wall, by virtue of opening up the site frontage, and positioning of parked vehicles in front of the principal elevation, would have a detrimental impact on the setting of the grade II listed building. Furthermore, the proposals would result in a loss of the sense of enclosure to the street scene and therefore would be detrimental to the character and appearance of this part of the Conservation Area. There are no public benefits to outweigh this less than substantial harm. As such, the proposal is considered to be contrary to the provisions of the National Planning Policy Framework, and policies DC1 and DC2 of the Staffordshire Moorlands Local Plan.

Informative(s)

1. The local planning authority considers that the proposed development is unacceptable at this location. An alternative scheme for a parking space in a more appropriate location has

been previously approved and therefore amendments were not suggested. It has therefore not been possible to work with the applicant in a positive and proactive way to secure a development that will improve the economic, social, and environmental conditions of the area in line with the NPPF.

X 

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.

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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.