STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Adam Gregory
Forefront Development Consulting Ltd
4 Ridge House Ridge House Drive
Stoke-on-Trent
Staffordshire
ST1 5SJ

Mr Horwell
C/o Agent

Application no: SMD/2023/0327

Determined on: 26/09/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Rudyard Memorial Institute Lake Road Rudyard Staffordshire

Description of Development:
Proposed change of use of memorial institute to form two number dwellings including single storey rear extensions, elevational alterations, removal of existing beech tree and excavation of land to form parking areas.

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: 23 – 111 – 01, 23 – 111 – 02, 23 – 111 – 03 and 23 – 111 – 04 for the reason(s) specified below:-

1) The proposed development is located in the green belt. Part of the proposed development includes a large rear extension. This substantial extension of the building as well as the existing large extension on the northern side of the building will cumulatively result in a disproportionate addition to the floor area of the building and thus will be inappropriate development in the Green Belt, which by definition will be harmful to it. This is a form of development which is not supported by Green Belt policy. The proposed development would be significantly detrimental to the openness of the Green Belt, and no very special circumstances outweigh the harm have been identified. The development would therefore be contrary to Green Belt policy as set out in Policy SS10 of the Staffordshire Moorlands Local Plan and the Nation Planning Policy Statement section 13.

2) The application site is located in the Rudyard Conservation Area. The frontage of the former Memorial Institute building creates an interesting visual element in the frontage of Lake Road with the bank and the traditional stone wall, creating a sense of enclosure and definition to the street frontage. In the immediate vicinity, the same boundary type and material is seen at the opposite side of Lake Road and this portion of the road sees

extensive surviving examples of this. The scheme proposes the significant reduction of this feature in the road frontage, this includes and is not limited to original boundary wall, gate and piers. The loss of the wall and bank will also cause harm through loss of the existing sense of enclosure. The large scale works to the front of the building would cause visual harm to the narrow lane, and the views along it by creating a car dominated frontage and a new large retaining wall and tarmac. The proposed works would not conserve or enhance the Conservation Area and would cause less than substantial harm to it. The public benefits of the scheme, including the provision of 2 dwellings at a time of housing land supply shortfall are not considered to be sufficient to outweigh this harm. The proposal is therefore contrary to policies DC1 and DC2, of the Staffordshire Moorlands Local Plan 2020 and advice in the National Planning Policy Framework

3) The works will require the removal of the large, prominent and attractive beach tree located at the front of the institute which benefits from protection under a Tree Preservation Order. This tree forms a very important feature in the street scene. Its loss would cause further significant harm to the character of the road and the conservation area. The proposal would thus result in the loss of an important mature tree of amenity value which would add to the harm to the character and appearance of the conservation area identified above and would be contrary to policies DC1 , DC2 and NE2 of the Staffordshire Moorlands Local Plan 2020.

Informative

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. However, it was not possible to suggest amendments to overcome the harm in principle identified above

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.

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