STAFFORDSHIRE moorlands DISTRICT COUNCIL

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ICI Architecture Studio
10A London Road
Alderley Edge
UK
SK9 7JS

Mr Webb
Whiston Hall Golf Club Black Lane
Whiston
ST10 2HZ

Application no: SMD/2023/0397

Determined on: 19/10/2023

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:
Land at Whiston Hall Golf Club Ashbourne Road Whiston Staffordshire

Description of Development:
Application for Outline Planning Permission with all matters reserved. Re: Erection of new cottages

In pursuance of their powers under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY REFUSE PERMISSION** for the development described in the above application, in accordance with plans ref: Location Plan 2025-XX-XX-XX-DR-A-0103 RevA, for the reason(s) specified below:-

1. The Council considers that two proposed dwellings on this site, due to the unsustainable rural location, with poor access to shops, services and public transport, would lead to environmental harms associated with increased private vehicle usage and hence emissions and also harm to the rural and open character and appearance of the area due to the sporadic nature of the development divorced from any established settlement. There would also be harm to the heritage value of the area due to the impact on a heritage asset of archaeological interest in the form of an historic industrial tramway that crosses the site. These environmental harms are considered to outweigh the limited public social and economic benefits of the proposal in providing two new dwellings at a time of housing under supply. The proposal is therefore contrary to Para 11 of the NPPF and also does not comply with policies SS10 'Other Rural Areas Strategy', H1 'New Housing' or DC2 'The Historic Environment' of the Council's Local Plan (adopted September 2020) and also does not comply with Sections 5 and 16 of the NPPF.

2. It has not been demonstrated that an adequate level of visibility can be achieved for drivers entering and exiting the site to/from the adjacent highway, the A52 classified main road, which would be detrimental to the highway safety of all users of the highway,as the proposal would fail to provide safe and suitable access. This identified harm would further exacerbate the harms identified contrary to para 11 of the NPPF and the proposal would therefore also be

contrary to Policy T1 'Sustainable Transport' of the Local Plan.

Informative

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

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.

1.