STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Miss Katia Clarke
Planning Potential Ltd
Magdalen House 148 Tooley Street
London
SE1 2TU

Application no: SMD/2022/0438

Determined on: 24/05/2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Stonehouse Farm Ash Bank Road Werrington Staffordshire ST9 0JR

Description of Development:
Demolition of existing buildings on site and erection of a Class E retail unit, alongside access, car parking and associated works.

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:

Site Location Plan - Drawing Reference GP2235 Zz_50_10_70 -0001 Rev P04
Proposed Site Plan – Drawing Reference Zz_70_60_00 - 0003 Rev P15
Proposed Floor Plan – Drawing Reference Zz_70_60_00 -0004 Rev P06
Proposed Roof Plan – Drawing Reference Zz_70_80_00-0002 Rev P02
Proposed Elevations – Drawing Reference Zz_70_30_00 0001 P07
Proposed Sections – Drawing Reference Zz_70_80_00-0001 Rev P05
Proposed Landscape Plan - Drawing Reference Fig L1 Landscape Design
Proposed Highway Works - T651_10

for the reason(s) specified below:-

1. Policy DC1 'Design Considerations' of the Council's adopted Local Plan states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should, inter alia, be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area. It is considered the proposed building, due to its particular design, does not incorporate sufficient creativity and detailing appropriate to the area, does not positively contribute to the character and appearance of the area and therefore

fails to achieve high quality design. The proposal therefore does not comply with Policy DC1 and therefore also is not in line with Section 12 'Achieving Well Designed and Beautiful Places' of the government planning guidance contained in the National Planning Policy Framework (NPPF).

Informative

The Council maintains concerns with the impact of the proposal on the level of highway safety on the A52 road adjacent, particularly with regard to reversing manoeuvres onto the road, the proximity of the proposed new access to the traffic light junction and the 40mph zone on this stretch of road. Furthermore the Committee did not feel that the highways mitigation measures were adequate to fully address their concerns or the concerns of the community as regards highway safety.

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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