

APPEAL BY MR & MRS S COOPER AGAINST THE DECISION OF THE BOROUGH COUNCIL TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF A DETACHED DWELLING AT HIGHDOWN, ELDEERTREE LANE, ASHLEY

<u>Application Number</u>	16/00343/OUT
<u>LPA's Decision</u>	Refused by delegated powers on 30 June 2016
<u>Appeal Decision</u>	Dismissed
<u>Date of Appeal Decision</u>	27 January 2017

The Inspector found the main issue to be whether the future occupants of the proposal would have acceptable access to goods and services.

In dismissing the appeal, the Inspector made the following comments:

- The Council accept that they do not have a five year supply of housing and Paragraph 49 of the Framework states that in such circumstances, relevant policies for the supply of housing should not be considered up-to-date. Where relevant policies are out of date, the advice in Paragraph 14 of the Framework is applicable. This advises that planning permission should not be granted unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole, or unless specific policies in the Framework indicate development should be restricted.
- The site is within a small cluster of dwellings detached from the main part of Ashley village. Although the distance into the main part of the village is not great enough to be inaccessible by foot or cycle, the route into the village is unlit and does not have pavements making these travel options less attractive than the car. Furthermore, the bus service which stops close to the site and in the centre of the village only operates hourly and so would be unlikely to be considered as a favourable option to travel such a relatively short distance.
- Notwithstanding this, there are only a limited range of facilities available in the village, namely a doctor's surgery, a hairdressers, a restaurant, two public houses, a village hall and some churches. These do provide services for local residents but for day to day needs it is likely that future residents would need to travel further afield.
- The local bus service would provide access to Loggerheads, Market Drayton or Hanley, but the hourly service only operates Monday to Saturday and finishes in the early evening. Therefore even for day to day needs it is more likely that future residents would rely heavily on their cars and as such would not have acceptable access to shops and facilities. By not providing development with accessible local services, the proposal would fail to meet the social role of planning as set out in Paragraph 7 of the Framework.
- The provision of one dwelling would make some beneficial contribution to the vitality of Ashley, Loggerheads and to the Council's housing target but the benefit of one dwelling to all these aspects would be very limited. Whilst there are no objections to the impact of the proposal on trees or on the character and appearance of the area, such matters would be expected of any development and are therefore considered neutrally not beneficially.
- The development would be contrary to the principles of sustainable development set out in the Framework.

Recommendation

That the decision be noted.