

**APPEAL BY MR J FINNEY AGAINST THE DECISION OF THE COUNCIL TO REFUSE
FULL PLANNING PERMISSION FOR THE ERECTION OF TWO DETACHED DWELLINGS
AT LAND ADJACENT TO 'GRACELANDS', STATION ROAD, ONNELEY**

<u>Application Number</u>	19/00700/FUL
<u>LPA's Decision</u>	Refused on 29th October 2019
<u>Appeal Decision</u>	Dismissed
<u>Date of Decision</u>	19th October 2020

Appeal Decision

The Inspector identified the main issue to be whether the occupiers of the proposed dwellings would have adequate access to services by an acceptable choice of modes of travel.

The Inspector recognised that it would be necessary for occupiers of the proposed development to travel to Madeley or another nearby local service centre to access a wider range of day to day services including shops, schools and health facilities. Station Road is narrow and poorly lit, and Newcastle Road would not provide a safe or attractive route for walking to Madeley. Options for cycling and public transport are also likely to be limited. Owing to the lack of alternative options, it is likely that occupiers of the proposed development would need to make use of private motor vehicles for the majority of trips.

The Inspector concluded that the proposed dwellings would not have adequate access to services by an acceptable choice of modes of travel. The proposal would conflict with Core Strategy Policies SP1 and ASP6, and Local Plan Policy H1, all of which direct residential development to larger urban and rural centres which have access to a range of services and facilities. There is further conflict with Core Strategy Policy SP3, which seeks to maximise the accessibility of new residential development by walking, cycling and public transport.

The planning decision setting out the reason for refusal and the appeal decision in full can be viewed via the following link;

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00700/FUL>

Recommendation

That the appeal decision be noted.