



Appeal Decision

by N Bromley BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 03 December 2024

Appeal Ref: APP/M3455/W/24/3337524

117-119 High Street, Tunstall, Stoke-on-Trent ST6 5TA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Aamar Iqbal against the decision of Stoke-on-Trent City Council.
 - The application Ref is 70424.
 - The development proposed is change of use from a commercial premises to 7 apartments.
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Decision

1. The appeal is dismissed.

Reasons

2. I attempted to undertake a site inspection of the appeal property on 28 August 2024. Despite written prior notification being provided in advance, neither the appellant nor a representative acting on their behalf was in attendance to allow access to the appeal site and building. Since then, the Planning Inspectorate contacted the appellant and his representative on a number of other occasions to arrange another visit, but with no success.
3. Pursuant to the powers in Section 79(6A) of the Town and Country Planning Act 1990 (as amended), notice was given to Carl Wymark and Mr Iqbal in correspondence dated 12 November 2024 that if access was not possible between 9am and 9.30am on 26 November 2024 then there would be no alternative but to dismiss the appeal scheme.
4. As no response was received to that correspondence, I attended the site at the stated time on 26 November 2024. However, I was once again unable to gain access to the building.
5. Consequently, I conclude that the appeal should be dismissed.

N Bromley

INSPECTOR