
Appeal Decision

Site visit made on 11 November 2025

by **N Bromley BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 18 November 2025

Appeal Ref: APP/Y3425/W/25/3371445

George Hill Court, Fancy Walk, Stafford, Staffordshire ST16 3BW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr. Richard Coleman, of Housing 21 against Stafford Borough Council.
 - The application Ref is 25/40650/FUL.
 - The development proposed is to replace the fencing currently at 1m high to a 1.8m fence to Wright Street and the walkway around the court.
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Decision

1. The appeal is allowed and planning permission is granted to replace the fencing currently at 1m high to a 1.8m fence to Wright Street and the walkway around the court at George Hill Court, Fancy Walk, Stafford, Staffordshire ST16 3BW in accordance with the terms of the application, Ref 25/40650/FUL, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawings numbered, and / or titled: Location Plan; Site Plan; Drawing No 1 – Proposed Elevations; and Drawing No 2 – Proposed Elevations.

Procedural Matters

2. In the banner heading above and my formal decision, I have used the description of development taken from the Council's acknowledgement letter, as opposed to the application form, as it more accurately and succinctly describes that for which permission is sought. However, in doing this I have also had full regard in my reasoning to the description on the application form.
3. The appeal is made against the failure of the Council to reach a decision on the planning application within the relevant statutory timeframe. The Council has submitted an appeal statement which confirms that, had it been in a position to do so, it would have approved the application subject to planning conditions.
4. On this basis, the Council request that I allow the appeal as there would be no conflict with Policies N1 and N8 of The Plan for Stafford Borough 2011-2031, which seek to strengthen the continuity of street frontages and be sympathetic, and take into account the amenity of adjacent residential areas, be safe, secure and crime resistant.

5. On the evidence before me, and my observations during the site visit, I see no reason to disagree. Therefore, I conclude that the proposed development would accord with the policies of the development plan.

Conditions

6. Standard conditions relating to the time limit for implementation and conformity with the approved plans are reasonable and necessary.

Conclusion

7. For the reasons given above the appeal is allowed.

N Bromley

INSPECTOR