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Application no: SMD/2016/0045

Determined on: 14/04/2016

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Rock House Farm Heath House Lane Horton Staffordshire Moorlands ST13 8RX

Description of Development:

Proposed relocation of existing stables, the erection of a new stable barn, and the change of use of land to facilitate the stabling and schooling of a maximum of 8 horses on a competition livery basis.

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: CSD-1437-01, CSD-1437-02 for the reason(s) specified below:-

1. The proposed building development is inappropriate in the Green Belt and lacks very special circumstances. It would also be harmful to the Green Belt purpose of safeguarding the countryside from encroachment and harmful to the very high landscape qualities of this part of the Dissected Sandstone Uplands landscape character type as identified in the SMDC Landscape and Settlement Character Assessment (2008). The proposed change of use of all the land in the holding to facilitate stabling and schooling for competition livery purposes is also found inappropriate. The proposal is therefore found contrary to policies SS1, SS1a, SS6c, DC1, DC3, R1 and the NPPF in particular section 9 - Protecting Green Belt Land.

2. The applicant has failed to demonstrate that the highway network can satisfactorily accommodate the proposal contrary to policy T1 and the NPPF.

Informative

1. It is considered that the proposals are unsustainable and do not conform with the

provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

Signed on behalf of Staffordshire Moorlands District Council

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.
2. 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. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
3. 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.