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Mr David Eley  
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Application no: SMD/2015/0730

Determined on: 13/07/2016

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

**REFUSAL OF PLANNING PERMISSION**

**Location of Development:**

Field off Duke's Lane, Dukes Lane, Cauldon, Staffordshire Moorlands ST10 3EP

**Description of Development:**

Erection of an agricultural building to provide livestock housing and hay, straw and machinery storage

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: for the reason(s) specified below:-

1. This application is refused as being contrary to policies SS6c and R1 as the development would create an isolated new building not in close proximity to an existing settlement in a prominent rural location of high quality countryside as defined in the Council's Landscape and Settlement Character Assessment (2008). The impacts of the building on the countryside would not be minimal as the policy requires but would tend to be maximised by the range and intensity of uses proposed for the building. Further contrary to policy R1, the scale of any contribution to the rural economy from this small venture in an overall site of less than 4ha does not justify or off-set the harms foreseeable.

2. Due to the high quality of the countryside at this location which is within the Gritstone Highland Fringe Landscape Character Type as defined in the Council's Landscape and Settlement Character Assessment (2008) and within an area defined also as being very sensitive to the impacts of development and land use change and noting the several public footpaths and public rights of way close by the proposal is found contrary to policies DC1 and DC3.

3. The isolation of the building to the centre of the field will further accentuate the impacts of its use and be likely to prove unsustainable necessitating further development such as access track and hard standing given the range of uses intended and as such the proposal is

found contrary to the principle of sustainable development at the core of the NPPF.

### **Informative**

1) It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Whilst some discussion did take place with the agent in the course of considering the application, it is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

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**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](http://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.