STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Sammons Architectural
10 Cawdry Buildings
Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mr M. Pointon
Upper Dales
Dunwood Lane
Longsdon
Staffordshire Moorlands
ST9 9AP

Application no: DET/2016/0059

Determined on: 23/11/2016

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) (AS AMENDED) ORDER 2015

PRIOR APPROVAL REQUIRED AND DETAILS SUBMITTED REFUSED

Staffordshire Moorlands District Council hereby **REFUSE** approval for the siting and appearance of the development proposed for

Agricultural building with small extension to existing yard at Upper Dales, Dunwood Lane, Longsdon

in accordance with the submitted application, details and accompanying plans 2007-1441B-49 and 2007-1441B-50 for the following reasons:-

Due to its scale, particularly the eaves and ridge heights, the building would appear large and prominent. The proposed siting of the building and extended yard area does not relate well to any existing buildings or features. The building stands detached in open field at a point c.25m from the roadside and c.80m+ from the field's other boundaries. The siting would clearly depend upon both the area of hardstanding which is unauthorised and a further extension of this hardstanding creating a yard some 35m x 20m. The building would be strongly visible from the public road and from a public footpath right of way which traverses a field to the immediate north. The conspicuous prominence which would result from a building of this size in this position would be highly intrusive on otherwise undeveloped farm land comprising attractive open countryside. There are sweeping views down over the field from the public footpath which crosses the field to the north and the building would be prominently visible as a significant intrusion into these views and views from the SW aspect of Coachman's Cottage, a private residence on Dunwood Lane some 240m to the NE. The proposal is therefore found contrary to Condition

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A.2(2)(i) of Part 6 Class A to the GPDO 2015 and Policies SS1, SS6c, DC1, DC3 and R1 of the adopted Staffordshire Moorlands Core Strategy Development Plan 2014.

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council

Informatives

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.

2) The agricultural need for the development may be questionable as there is clearly significant equestrian use of at least parts of the land holding which only narrowly trips the area threshold of 5ha for PD to be claimed. It is noted that some 2.8ha of land cited as comprising the holding is more than a kilometre away at a separate location.

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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.

3. If this is a decision to refuse planning permission for a minor commercial 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.

4. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

5. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

6. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.

7. 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

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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.