STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

MIss Natalie Hewitt
Hewitt & Carr Architects
2 - 4 Cross Street
Cheadle
Staffordshire
ST10 1NP

Mr Pearson
Springs Cottage Farm Thornyedge Road
Bagnall
Staffordshire
ST9 9LE

Application no: SMD/2016/0777

Determined on: 6th March 2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Springs Cottage Farm Thornyedge Road Bagnall Staffordshire ST9 9LE

Description of Development:
Proposed equestrian centre comprising of menage, 22 stables, ancillary buildings, 4 turnout paddocks and horse exercise walker

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:
00406 AL(0)09E
00406 AL(0)10A
00406 AL(0)11E
00406 AL(0)12A
K623-100A (Drainage Plan) for the reason(s) specified below:-

1.The application site is a greenfield site lying outside a settlement boundary and within the Green Belt. The proposed development is inappropriate development in the Green Belt. Inappropriate development is harmful by definition. In this case, it is considered that there would also be harm to openness as a result of the physical extent of built development and the creation of a car park for horse boxes; openness being the essential characteristic of the Green Belt. These elements would also result in some more limited harm to the visual amenity of the Green Belt. Any harm to the Green Belt must be given substantial weight. In these circumstances the onus is on the applicant to demonstrate that very special circumstances exist. The case advanced by the applicant is not considered to be compelling. The considerations advanced do not either singularly or cumulatively clearly outweigh the totality of Green Belt harm such as to amount to very special circumstances. The proposal will not deliver sustainable development. As such the proposal conflicts with Polices SS6 and R1 of the adopted Staffordshire Moorlands Core Strategy DPD March 2014 and national

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policy in the National Planning Policy Framework

2.Insufficient survey information has been submitted to enable a proper understanding of the risks of impact from the proposal to important habitats on the site and a lack of information to demosntrate that any impacts can be appropriately mitigated to ensure an overall net gain in biodiversity. In the absence of such evidence the application conflicts with Policy NE 1 of the Staffordshire Moorlands Core Strategy DPD March 2014 and national advice in the National Planning Policy Framework

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. The principle concerns were put to the applicant during the processing of the application although the applicant was unable to overcome such principle concerns.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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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 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.

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