STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Michael Sutcliffe
Michael Sutcliffe and Associates
Ivy House
Waterfall Lane
Waterhouses
Staffordshire Moorlands
ST10 3HY

Mr N and Mrs H Docksey
Abbey Farmhouse Barn
Abbey Green
Leek
Staffordshire Moorlands
ST13 8SA

Application no: SMD/2016/0801

Determined on: 09/03/2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Abbey Farm, Abbey Green Road, Leek, Staffordshire Moorlands ST13 8SA

Description of Development:
Proposed car park, turning area and access

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:
AAL 10 SITE LOCATION/CROSS SECTIONS
AAL 11 SITE/BLOCK PLAN for the reason(s) specified below:-

1. The proposal is found harmful to the setting of the Grade II Listed Abbey Farm (farm house) and whilst judged less than substantial harm this harm must nevertheless be given great weight and this harm is not found to be outweighed by public benefit including securing optimum viable use and is therefore contrary to policies SS6c, DC1, DC2, DC3 and R1 of the adopted Staffordshire Moorlands Core Strategy and to the NPPF.

2. The proposal is found harmful to the setting of the group of heritage assets at Abbey Farm and whilst judged less than substantial harm this harm must nevertheless be given great weight and this harm is not found to be outweighed by public benefit including securing optimum viable use and is therefore contrary to policies SS6c, DC1, DC2, DC3 and R1 of the adopted Staffordshire Moorlands Core Strategy and to the NPPF.

3. The proposal is found harmful to the Gritstone Highland Fringe landscape character type; and to the historic remnant parkland landscape identified in the Landscape and Settlement Character Assessment (2008) and is therefore

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contrary to policies SS6c, DC1, DC2, DC3 and R1 of the adopted Staffordshire Moorlands Core Strategy and to the NPPF.

Informatives

Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and did 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.

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.