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

Matthew Lewis
ARKHIbuild Ltd
Riverside Mountbatten Way
Congleton
CW12 1DY

Mr McConnachie
The Sorting House 6 Mill Street
Congleton
Cheshire
CW12 1AB

Application no: SMD/2017/0481

Determined on: 19/12/2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Woodhouse Green Farm 3 Woodhouse Green, Rushton Spencer, Staffordshire, SK11 0RS

Description of Development:
Proposal to change exisiting agricultural stables building to a private domestic residence

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:
EX 01,
EX 02,
EX 03,
EX 04,
EX 05,
PR 01,
PR 02,
PR 03,
PR 04 for the reason(s) specified below:-

1. It is not considered that the building is appropriate, suitable or worthy in physical, architectural and character terms for conversion. This application is therefore considered contrary to policy R1 and policy R2 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

2. The proposal would result in the provision of an isolated dwelling in the countryside that would rely heavily of the use of the private vehicle to access local amenities and services. Whilst the development would re-use a redundant or disused building, due to the poor quality of the existing building and inappropriate design it would not lead to an enhancement to the

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immediate setting, contrary to paragraph 55 of the National Planning Policy Framework.

3. It is considered that the proposed design including the form of the additions and alterations, use of materials and other contemporary design features coupled with the introduction of glazing and associated domestic paraphilia would lead to a visually intrusive form of development that would appear at odds with the prevailing character of the rural landscape and would fail to respond to local character and history, and reflect the identity of local surroundings and materials. The proposed development fails to achieve an acceptable form of development that would serve to respect or enhance the local landscape character, contrary to policies DC, DC3, R1 and R2 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

Informatives

1. This application was determined by the Planning Applications Committtee. It was resolved to refuse the application on the grounds outlined in this notice. The application has been determined in accordance with the terms of assessment outlined in the NPPF.
2. 1.The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. Despite advice it was not possible to recommend changes to overcome the environmental harm arising from the principle of the development as set out above.

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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