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

Mr Andrew Dukesell
DBD Architectural Consultancy Ltd
50 Broad Street
Leek
Staffordshire
ST13 5NS

Mr & Mrs Walker
10 Ashbourne Road
Leek
Staffordshire
ST13 5AS

Application no: SMD/2017/0705

Determined on: 19th January 2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
The Stable MOLLATTS WOOD ROAD LEEK STAFFORDSHIRE

Description of Development:
Conversion of existing redundant stable into 1 bedroom single storey dwelling with extension

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:
PL01F
PL02D
PL03H for the reason(s) specified below:-

1. The stable building proposed for conversion is of relatively light weight construction and being thinly timber clad will be subject to decay. Timber stables tend to be transient structures in the long term with a finite life-span. Consequently it is not a building that can be regarded as permanent and substantial. The proposal therefore represents inappropriate development within the Green Belt contrary to Policy SS6c and R2 of the adopted Staffordshire Moorlands Core Strategy and Paragraph 90 of the National Planning Policy Framework.

2. 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 to be contrary to policy R1 and policy R2 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

3. It is considered that the proposed development which would introduce a residential use with associated light and domestic paraphernalia would lead to a visually intrusive form of development in a prominent and open location that would appear at

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odds with the prevailing character of the rural landscape. 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 DC1, DC3, R1 and R2 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

4. The proposal would lead to a new isolated dwelling in the countryside and, although it involves the conversion of an existing building for the reasons identified above it would not result in an enhancement to the immediate setting. It is therefore contrary to the provisions of Paragraph 55 of the National Planning Policy Framework.

Informatives

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 secure amendments which overcome the environmental harm arising from the principle of the development identified 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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