STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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

Mr & Mrs Oakes

Application no: DET/2018/0037

Determined on: 18/12/2018

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

Proposed general purpose agricultural building for storage of machinery/hay/feed at Land Adjacent Upper House Salters Lane Werrington

in accordance with the submitted application, details and accompanying plans listed 2018-2350-01 Rev A; 2018-2350-02 Rev A; 2018-2350-03 Rev A and 2018-2350-04.

for the following reasons:-

1. By reason of its poor design and external appearance (including extensive blank and uninterrupted rear elevation) and its siting along a sparse boundary, the proposed building would appear as a visually intrusive and incongruous form of development within an open countryside setting which is readily visible from the public domain including from the footpath crossing the site in a north/south direction and is contrary to policies SS6c and DC1 of the Core Strategy Development Plan Document (March 2014), Supplementary Planning Guidance 'Design Principles for Development in the Staffordshire Moorlands 'Agricultural Buildings' and the National Planning Policy Framework (2018) including section 12 'Achieving well-designed places.'

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Informative

Notwithstanding any ability to overcome the above reasons for refusal there is considerable concern about whether the proposed building would be reasonably necessary for the purposes of agriculture in connection with an agricultural trade or business as is required to qualify for the Permitted Development allowances under Part 6 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015. The question of agricultural use is raised due to there being no on site evidence of an agricultural enterprise, the fact that application reference number 02/01143/FUL approved a stable block within a similar red edge to that submitted as part of this application and the fact that the agricultural unit is less then the required 5 hectares.

X Rachael Simpkin

Signed by: rachael.simpkin

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

(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.