STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Robert Gifford von Schiller
Aberdeen House South Street
Haywards Heath
RH16 4NG

Thompson
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Staffordshire
ST13 8TW

Application no: SMD/2019/0088

Determined on: 18th April 2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Cheadle Equestrian Centre, Eaves Lane, Cheadle, Staffordshire ST10 1RB

Description of Development:
Erection of a Rural Dwelling

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in the plans numbered 19/10/04, 19/10/5, 19/10/6, 19/10/7, 19/10/8 and 19/10/9 for the reason(s) specified below:-

1. The proposed dwelling would be an isolated home in the countryside divorced and separate from the Town of Cheadle in a location where it will not relate to, enhance or maintain the vitality of any identifiable rural community, village or smaller settlement. The development of isolated homes in the countryside should be avoided and it is not considered that any of the exceptional circumstances set out at paragraph 79 of the National Planning Policy Framework apply in this case , particularly because the Local Planning Authority do not accept that there is an essential need for a rural worker to live permanently in this location. In these respects the development would conflict with the SMDC Core Strategies 'other rural area strategy' SS6c, 'Cheadle area strategy' SS5c, and 'rural housing' policy R2 which together would see the provision of housing, in a location such as this, restricted and directed away from the isolated countryside location and toward the urban area.

2. The proposed dwelling would, together with its garage, walled and gated enclosure, be a very large, exposed and non vernacular suburban building that would appear obtrusively in the middle of the landscape, obstructing and interupting views across the countryside. It would not relate well to any rural vernacular that is traditional to the Moorlands or its immediate landscape setting. The development would therefore be significantly harmful to the character and appearance of the area, immediatley observable by and harmful to the rural landscape amenity enjoyed by users of the public footpaths Cheadle 5, 6, 7 and 8 and the dwellings that have outlook toward the site from the edge of Cheadle.

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3. The Local Planning Authority can not demonstrate a 5 year supply of deliverable housing sites. There would be a small social benefit in the provision of a housing unit and economic advantages would arise from the construction and occupation of a new house and the proposal would make a very modest contribution towards housing numbers. The applicant also claims there would be benefits to the recently purchased riding school business. However, the harm that the proposed development would cause to the character and appearance of the rural area would be both significant and lasting. This adverse impact significantly and demonstrably outweighs the very modest benefits that would be derived from the development and the business circumstances that the applicant says are associated with the proposal.

Informatives

While there are concerns over the design of the proposed development, fundamentally, there would be significant harm resulting from its location. The scheme could not be revised to mitigate or resolve those effects. As such, a 'problem solving' approach, promoted at paragraph 38 of the NPPF, could not in this case help to achieve acceptable development and the possibility of amending the proposal was not discussed with the applicant.

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