STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Ben Kettle
Wharfe Rural Planning Ltd
Sapling Home Farm
Ullard Hall Lane
Knutsford
WA16 9PJ

Mr H Nichols

Application no: DET/2019/0008

Determined on: 05/07/2019

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 new agricultural storage building at Land Adjoining The Common Common Lane Dilhorne

in accordance with the submitted application, details and accompanying plans listed as follows:

1249/J180039/001.3 – location
1249/J180039/002.1 – elevations

for the following reasons:-

1) Due to the large size of the building in proportion to the area of grass land on the holding which it is intended principally to serve and its remoteness stated as 10 miles from the main land of the holding it is not accepted that the proposal is reasonably necessary for the purposes of agriculture within the unit and the scheme is not therefore permitted development within the meaning of the GPDO(2015) Schedule 2 part 6 Class A.

2) Due to the building's design dimensions it would appear large and prominent. The proposed siting would be exposed and dominant to its surroundings. The building would stand detached in an open field landscape and would not relate well. The conspicuous prominence which would result from a building of this size in this position would be highly intrusive on otherwise undeveloped farm land comprising attractive open countryside. As a result of its size, appearance and siting in close

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proximity to public rights of way the building would be highly imposing on the amenity and enjoyment of users of the public footpath which passes the site.

The proposal is therefore found contrary to Condition A.2(2)(i) of Part 6 Class A to the GPDO 2015 and Policies SS1, SS6c, DC1, DC3 and R1 of the adopted Staffordshire Moorlands Core Strategy Development Plan 2014 and to the NPPF.

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

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to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.