STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Robert Ford
Parkside
Park Road
Leek
Staffordshire Moorlands
ST13 8JT

A Lancaster
2 Westwood Close
Cheddleton
ST13 7JW

Application no: SMD/2019/0055

Determined on: 2nd August 2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Rockfields Farm Bramble Paddock Land to the north of Cheadle Road Wetley Rocks Staffordshire ST9 0AX

Description of Development:
Erection of an additional stables building and formation of a competition standard menage.

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 listed below for the reason(s) specified below:-

1. Given the existing stabling provision available the proposed third stable is not considered an appropriate facility in connection with the existing use of the land for outdoor sport or recreation. The third stable building would not preserve the openness of the Green Belt as it would add to the intensity of development of this site. It would also conflict with one of the purposes of the Green Belt: to safeguard the countryside from encroachment. 'Inappropriate development' is harmful by definition and the NPPF representing Government policy as referenced in policy SS6c(6) of the Staffordshire Moorlands Core Strategy is that "substantial weight" should be given to any harm to the Green Belt. No very special circumstances are found to exist in support of the proposal and the harm to the Green Belt by reason of inappropriateness is not clearly outweighed by other considerations. The proposal is therefore contrary to Core Strategy policies SS1, SS1a, SS6c and the NPPF.

2. There is also found to be landscape harm in that the addition of a third stables building between the existing two would result in a significant intensification of development at the site requiring and exacerbating the excavation and exposure of the previously semi naturally vegetated slope at the rear of the site and the scheme is therefore contrary to Core Strategy policies SS1, SS1a, SS6c, DC1,

DC3 and R1 and the NPPF.

3. As a result of the environmental harm the proposal as a whole is considered not to be a sustainable form of development. There are no wider social benefits deriving from the proposal and any economic benefits from construction would be very minor. Hence, the proposal does not accord with Core Strategy policies SS1 and SS1a (sustainability) or the concept of sustainability at the heart of the NPPF and is contrary to SS6c(3) which gives priority to the need to protect the quality and character of the area and polices DC1, DC3 and R1 of the Core Strategy which expect a balanced consideration of need versus harms. The scheme as a result of the additional third stables building is hence found contrary to these policies.

Informatives

1. The plans to which this decision relates are: BCW 01, 02, 03, 04 and 05.

2. The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Paragraphs 38 of the National Planning Policy Framework.

3. The applicant will note from the decision report and the above refusal reasons that the proposed manège on its own has the potential to receive approval and could be re-submitted in an amended free re-application.

X B.J. Haywood

Signed by: Ben Haywood

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 (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.