STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Robert Whitehurst
Parkfields Farm
Cherry Lane
Cheadle
Staffordshire Moorlands
ST10 4QS

Application no: DET/2019/0032

Determined on: 25th November 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

Prior notification for a proposed steel portal framed building for the storage of farm produce, with stone track and area of hard standing at Land Off Lockwood Road, Cheadle

in accordance with the submitted application, details and accompanying plans
3926-01 rev B
3926-02 rev B
3926-03 rev B
for the following reasons:-

1. The proposed agricultural store, by virtue of its size, appearance and siting and associated hardstanding and access track would be harmful to the open and rural character and appearance of the surrounding area including the character and appearance of the Churnet Valley and the Ancient Slope and Valley Farmlands Landscape Character Type (LCT) as described in the Council's Landscape and Settlement Character Assessment (2010). The proposal would therefore not comply with policies DC1 'Design Considerations', DC3 'Landscape and Settlement Setting' and SS7 'Churnet Valley Area Strategy' nor with policies SS1, SS1a, SS6c and R1 of the Council's Core Strategy.

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X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Informative

It is considered that the proposals do not conform with the provisions of the NPPF as they fail overall to improve the economic, social and environmental conditions of the area, nor do they comply with the development plan and therefore do 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 nonetheless reached this decision in accordance with the requirement in Paragraph 38 of the National Planning Policy Framework.

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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.