STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Nigel Booth
Nash Moore
13 Park Lane
Derby
DE22 2DT

Mr Tellwright
Hillview Cottage
95 Woodhouse Lane
Biddulph
ST8 7RN

Application no: SMD/2020/0307

Determined on: 15/09/2020

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
95 Hillview Cottage Woodhouse Lane Biddulph Staffordshire ST8 7RN

Description of Development:
Change of use of existing redundant stable block to retail shop and store and associated development

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 ref: tellwright blockplan, tellwright OS map, tellwright elevations, for the reason(s) specified below:-

1. The proposed change of use of a stables building into an A1 retail shop in this unsustainable rural location with poor access to villages and towns via sustainable modes of transport, would lead to a significant increase in vehicle movements to and from the site causing noise, disturbance and emissions and which would, in combination of the proposed car park, by virtue of its siting, harm the character and amenities of the surrounding rural locality. The proposal would therefore be contrary to Policy SS10 'Other Rural Areas Strategy' of the Council's Local Plan (adopted September 2020) which aims to enhance and conserve the quality of the countryside by giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape and also, limiting uses which generate a substantial number of regular trips in areas that are not well served by public transport. The proposal would also not be in line with Section 14 of the government planning guidance contained in the National Planning Policy Framework which aims to tackle climate change by reducing emissions such as those from private transport.

2. The proposed change of use of the manege to a parking area would adversely affect the openness of the Green Belt and is therefore inappropriate development. It is not considered that there are any very special circumstances to outweigh this harm and

accordingly the proposal is found contrary to Policy SS10 'Other Rural Areas Strategy' of the Council's Local Plan (adopted September 2020) and the provisions of the National Planning Policy Framework

Informative

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

disability confident EMPLOYER

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

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

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

8. the provisions of Part VI of the Town and Country Planning Act 1990.

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

disability confident EMPLOYER