STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mrs Aida McManus
AM Planning Consultants Limited
17 Dervent Road
Burton upon Trent
DE15 9FR

Mrs Hulme
Lower House Farm
Leek
ST13 7ET

Application no: DET/2020/0048

Determined on: 08/10/2020

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, design and appearance of the development proposed for

Agricultural Machinery Store at Land South West of The Rickyard Ashbourne Road Rue Hill Cauldon Low

in accordance with the submitted application, details and accompanying plans Location Plan and Proposed Elevations for the following reason(s):-

The erection of an agricultural building so close to a boundary shared with a domestic dwelling has the potential to be unacceptably unneighbourly. Whilst it is recognised that the application field has an 'agricultural' use, within which agricultural machinery could be operated, the erection of a building in the proposed location, with openings into the neighbouring property would concentrate the operations/noise/comings and goings of the agricultural use close to a domestic dwelling. The proposal would also have an over dominating and overshadowing effect when viewed from the curtilage and windows to the west side of the neighbouring dwelling, all of which would be detrimental to residential amenity contrary to policy DC1 of the Staffordshire Moorlands Local Plan (September 2020) and the National Planning Policy Framework including section 12: Achieving well-designed places

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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.

1. 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.

2. 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.

3. 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.

4. 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

5. 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.

6. 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.

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