STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Ian Ankers
Ian Ankers Architecture
Rushton Spencer
Cheshire
SK11 0RP

Mr Coates
Station House Station Lane
Rushton Spencer
SK11 0QU

Application no: SMD/2020/0249

Determined on: 30/10/2020

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Station House Station Lane Rushton Spencer Staffordshire SK11 0QU

Description of Development:
Proposed installation of a Shepherds Hut

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: LP, SL-06,
SL-05 for the reason(s) specified below:-

1. The change of use of the site for the siting of a shepherds hut would fail to preserve the openness of the Green Belt and would conflict with the purposes of including land within it. The proposal is therefore deemed to be inappropriate development in the Green Belt and in the absence of any very special circumstance to indicate otherwise is found contrary to Policy SS10 of the Staffordshire Moorlands Local Plan 2020 and the Provisions of the National Planning Policy Framework.

2. The proposed shepherd hut holiday let, by virtue of its form, design and appearance, would be out of keeping and incongruous with the surrounding historic area comprising two Grade II listed buildings and an historic former railway considered to be a non-designated heritage asset and which are all historically linked. The proposal would result in harm to the historic layout of land surrounding the Listed Buildings and harm the understanding of the building's relationship to the railway. The proposal would lead to less than substantial harm to the setting of the listed buildings and this harm is not outweighed by any public benefits of the scheme. The proposal is therefore contrary to Policy DC2 'The Historic Environment' of the Staffordshire Moorlands Local Plan (adopted September 2020) and Section 16 'Conserving and enhancing the historic environment' of the National Planning Policy Framework (NPPF).

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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 significant 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

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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.

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.

1.