STAFFORDSHIRE moorlands DISTRICT COUNCIL

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P A Taylor Plans
The Sand Quarry
Hougher Wall Road
Stoke On Trent
ST7 8JA

Mr Mellor
19 Congleton Road
Mow Cop
Staffordshire
ST7 3PL

Application no: DET/2020/0058

Determined on: 8th March 2021

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) (AS AMENDED) ORDER 2015

PRIOR APPROVAL REFUSED

DESCRIPTION OF DEVELOPMENT:
Erection of a farm machinery/implement storage unit on land at 19 Congleton Road, Mow Cop, ST7 3PL
(as shown and decribed in plans and details submitted with the application)

Staffordshire Moorlands District Council hereby **REFUSES** to grant approval for the siting and appearance of the development described above, for the following reason(s):-

1. The building would be sited in a location that would be exposed on elevated high ground above Congleton Road to the east. Here, the development would appear prominent and intrusive within the landscape when viewed from the road below, the adjacent Snow Drop Cottage, and the bridleway above to the west. The development would therefore, be harmful to the character and appearance of the land scape and rural area, and contrary to policies SS10, DC1 and DC3 of the Staffordshire Moorlands Local Plan.

The development is not, in any event, permitted by Class A, Part 6, Schedule 2 of the General Permitted Development Order, because: it would be carried out on a separate parcel of land that is less than 1 hectare; it would not, evidently, be provided on 'agricultural land', as defined; and, it would not, evidently, be provided for purposes reasonably necessary for agriculture.

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X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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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.