

Sammons Architectural
10 Cawdry Buildings
Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Ms Thompson
C/o Agent

Application no: SMD/2021/0296

Determined on: 13TH August 2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Cheadle Equestrian Centre, Eaves Lane, Cheadle, Staffordshire, ST10 1RB

Description of Development:

Erection of a rural workers dwelling

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above that is shown in plans ref: 2021-2584-03D; 2021-2584-04B; 2021-2584-05A; and 2021-2584-06 for the reason(s) specified below:-

1. The design, scale, massing and position of the proposed dwelling, would make it a visually prominent feature that would be seen across several hundred metres of open countryside to the east of Cheadle. When seen with the existing equestrian buildings and Stable Cottage beyond, it would have an urbanising effect on the landscape that would detract from its character and appearance. This harm could not be mitigated through tree planting or landscaping, because, even once mature, it would not satisfactorily screen the dwelling in views from the west, where it would appear as an incongruous feature in the landscape. For these reasons, the proposed development would adversely affect the character and appearance of the area. It would therefore conflict with policies SS10 (other rural area strategy), DC1 (design) and DC3 (landscape and settlement setting) of the Staffordshire Moorlands Local Plan September 2020 (SMLP) and with the NPPF, in this regard.

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.