

Mr Malcolm Sales
Malcolm Sales
Churchill Suite Lulworth House
Cheadle
Staffordshire
ST10 1AR

Mr Heatley
Daisy House Farm
ST10 2PW

Application no: SMD/2021/0604

Determined on: 17/12/2021

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:

Mount Pleasant Farm Counslow New Road Cheadle Staffordshire ST10 1RF

Description of Development:

Outline application with details of access (all other matters reserved) for new detached 2 storey dwelling with 4 bedrooms

In pursuance of their powers under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY REFUSE PERMISSION** for the development described in the above application, in accordance with plans ref: NR.2010/24/02 for the reason(s) specified below:-

1. Policy SS10 of the Council's Local Plan restricts new build housing development in the countryside to that which has an essential need to be located in the countryside in order to protect the character and appearance of the countryside and ensure sustainable development. This can include agricultural workers dwellings where the need for such accommodation has been satisfactorily demonstrated and that need cannot be met elsewhere, in accordance with Policy H1 of the Local Plan. The Council considers that insufficient justification has been given for the essential need for a dwelling to be located on this site for the purposes of the agricultural business on the property where the site is located. The proposed dwelling is therefore contrary to Policy SS10 'Other Rural Areas Strategy' and H1 'New Housing Development' of the Council's Local Plan (adopted September 2020) and would also not be in line with government planning guidance contained in the National Planning Policy Framework (NPPF).
2. The site is located where there is significant noise from nearby agricultural and minerals workings. It has not been demonstrated that the residential amenities/living conditions of the future occupants of the site would be protected from noise and disturbance arising from nearby uses of land. The proposal is therefore contrary to Policy DC1 of the Local Plan which looks to protect the character and amenities of the area, including residential amenity.
3. The proposed site would appear isolated and divorced from the existing building on site and

would not relate well to it. As such it would be detrimental to the open character and appearance of the countryside in this location contrary to Policy DC1 of the adopted Staffordshire Moorlands Local Plan and the NPPF.

Informatives

Insufficient justification has been presented to justify the essential need for a dwelling to be located on this site. Accordingly, the Local Planning Authority were unable to suggest any amendments, in accordance with paragraph 38 of the NPPF.

X *J. Colley*

Signed by: Jane Colley Signature

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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