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Application no: SMD/2021/0758

Determined on: 03/02/2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Longshaw Farm Ashbourne Road Bradnop Staffordshire ST13 7NJ

Description of Development:

Farm Shop with new access from A523 including parking area and Drive-thru Ice Cream.

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:

Block plan 1:500 at A3
Building layout floor plan
Location Plan 1:1250 at A3
Proposed Elevations

for the reason(s) specified below:-

1. The scheme would introduce a significant development of urban character comprising new highways access and extensive parking and turning space which would intrude prominently into an open and expansive rural landscape highly visible from public locations including the main A523 Ashbourne Road. Moreover the location is in an area recorded in the Council's Landscape and Settlement character assessment (2008) as being of high landscape quality and having the highest sensitivity to development and landscape change. The proposal is therefore contrary to Local Plan policies SS1, SS10, SS11, E4, DC3, and NE2 and contrary to the NPPF.
2. The scheme does not demonstrate an essential need to be located in the open countryside. Although within the Churnet Valley Masterplan Area the scheme would not accord with its principles as it is not in a prioritised Masterplan location. The proposal would not represent diversification of a farm business given that facilities for raw milk processing are not available

on site and as such would be indistinguishable from any retail food outlet with a drive-through serving facility. Furthermore it is not shown that this development would meet tourism or visitor needs that are not met elsewhere and the site is unsustainably located where there would be very considerable if not total reliance on private car borne journeys. The proposal is therefore contrary to Local Plan policies SS1, SS2, SS10, SS11, SD1, E4 and T2 and contrary to the NPPF.

Informative

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has nonetheless met the requirement in Paragraphs 38 of the National Planning Policy Framework.

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.
2. 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.
3. 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.
4. 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.
5. 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>
6. 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.
7. 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.