STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr David Byatt
Byatt Oliver Associates
Etruria Methodist Church
Etruria Old Road
Stoke on Trent
ST1 5PE

Mr & Mrs Shenton
Park View Farm
Stoney Lane
Cauldon
ST10 3EP

Application no: SMD/2022/0206

Determined on:

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Park View Farm, Stoney Lane, Cauldon, Staffordshire, ST10 3EP

Description of Development:
Change of use for former agricultural maintenance and repair workshop to category B vehicle and repair workshop.

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in submitted plans ref: 5582 – 007, 5582 – 008, and 5582 - 011 for the reason(s) specified below:-

1. There is no evidence to justify this 'other rural' location or that the development is of benefit to the rural economy and is sustainable. There would be increased vehicle movements to and from this relatively remote rural location from the towns and villages. The former farm site is not currently in use for agricultural enterprise and the development would not form part of a diversified business in those regards. As such the development is contrary to policies SS1, SS2, SS10 and E1 of the Adopted Staffordshire Moorlands District Council Local Plan 2020.

2. The development results in the open storage and parking of associated vehicles that appear at odds with the rural area when viewed from points of vantage on Dukes Lane. The development therefore, is harmful to the local landscape and the character and appearance of the area. As such the development is contrary to policies SS10, DC1 and DC3 of the Adopted Staffordshire Moorlands District Council Local Plan 2020.

3. There is real potential for noise from the industrial activities proposed to break out and cause disturbance to the occupants of the nearby dwelling, just 50m away. Further attenuation or enclosure within the building appears impractical and would be easily undone if the door is open for ventilation. Sound insulation installed in the roof could reduce natural light and ventilation. Enclosure or attenuation specific to individual tools or machines could be difficult to control and manage, particularly because they may often be handheld and, within the scope of the use, vary in type, size and application. The application submission does not seek to demonstrate otherwise through any suggested attenuation or mitigation. As such the

development is contrary to policies SS10, DC1 and SD4 of the adopted SMDC Local Plan 2020.

4. The application does not provide sufficient detail and information to enable a full assessment of the development's existing and potential impacts on the safety of the highway network. However, the submitted site plan does indicate a substandard provision of parking spaces and areas of turning that would not comly with the Council's parking standards. As such, the development is contrary to policies DC1 and T1 of the adopted Staffordshire Moorlands District Council Local Plan 2020.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the adopted Local Plan or NPPF. While the application is lacking in information and detail, it is not clear that the applicant would be able to overcome such principle concerns and thus no additional submissions were requested.

X

Signed by: Jane Colley Signature

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.