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PME Planning Services
Townend Townsend Lane
Waterhouses
Staffordshire Moorlands
ST10 3HZ

Mr Cooke
Hermitage Farm Froghall Road
Froghall
Staffordshire
ST10 2HQ

Application no: SMD/2022/0469

Determined on: 15/12/2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Hermitage Farm Froghall Road Froghall Staffordshire ST10 2HQ

Description of Development:

Demolition of a poultry unit and the erection of a holiday unit ancillary to Hermitage Farm.

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: Site location plan 1 Rev 0; Proposed block plan 3 Rev 0; Proposed Plans and Elevations 5 Rev 0 for the reason(s) specified below:-

1. The proposed holiday let building, by virtue of its siting, design, form and materials would harm the character and appearance of the surrounding rural landscape and would harm the settings of two historic Grade II listed buildings which form part of a traditional historic farmstead. As the proposal would not lead to an enhancement of the landscape and heritage qualities of the area, it would not comply with Policy E4 'Tourism and Cultural Development' of the adopted Staffordshire Moorlands Local Plan 2020 and due to the visual impacts would also not comply with policies SS10 'Other Rural Areas Strategy', SS11 'Churnet Valley Strategy', DC1 'Design Considerations' or DC2 'The Historic Environment' of the Local Plan. It would also be contrary to the Council's adopted Churnet Valley Masterplan which requires "minimal" new tourist development in areas outside of those identified in the plan for future tourism development and the site is not in such an identified area. The proposal would also not be in line with sections 12 and 16 of the government planning guidance contained in the National Planning Policy Framework (NPPF).
2. The proposed building by virtue of its siting, design, form and materials, would not respect the character and appearance of two nearby Grade II listed buildings

forming the historic farmstead on site and would also significantly harm their settings. The level of harm to the heritage assets is deemed to be "less than substantial" but this would not be outweighed by the relatively modest public benefits of the scheme. The proposal is therefore contrary to Section 16 of the NPPF and Policy DC2 'The Historic Environment' of the adopted Staffordshire Moorlands Local Plan 2020.

Informative

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been discussed with the applicant with a view to seeking solutions, including the consideration of the conversion of any suitable existing buildings on site. However, the applicant has chosen not to amend the application.

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.
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