STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Liza Woodray
Wharfe Rural Planning
Sapling Home Farm Ullard Hall Lane
Knutsford
WA16 9PJ

John Pointon and Sons Ltd
Foxes Plantation Bones Lane
Leek
UK
ST13 7BT

Application no: DET/2022/0027

Determined on: 03/02/2023

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015

PRIOR APPROVAL REQUIRED FOR CHANGE OF USE

REFUSAL

Staffordshire Moorlands District Council hereby **REFUSE** approval of the development proposed for

Change of use of agricultural building to up to 5no dwelling houses. at Big Shaffalong Farm Shaffalong Lane Cheddleton

in accordance with the submitted application, details and accompanying plans, drawing nos. 1302/J210058/006.1, 1302/J210058/004.5, 1302/J210058/002.8, 1302/J210058/001.3, for the following reasons:-

1. The current building, by virtue of its scale and modern storage building functional form is considered to have a poor design and appearance which is not significantly improved by the proposed timber finishing materials and other external alterations. It is considered the proposal would not lead to an acceptable design and appearance due to the scale and form of the building. The proposal therefore would fail to comply with Part 3 Class Q2(1)(f) of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), Policy DC1 of the adopted Local Plan and the design provisions of the NPPF.

2. The proposed five new dwellings via the conversion of the building on a site in an unsustainable rural location would lead to a significant increase in vehicle movements from the site on the adjacent public highways to the site which are narrow, constrained and in places tortuous in alignment, with restricted forward visibility and with no pedestrian or cycle facilities. The intensification of use of those

roads would be detrimental to the highway safety and convenience of all users of the road users. The proposal therefore would fail to comply with Part 3 Class Q2(1)(a) of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), Policy T1 of the adopted Local Plan and the transport provisions of the NPPF.

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.