STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Mr Robert Shaw
Third Revolution Projects
203 Westminister Bridge Road
London
SE1 7FR

Mr Simeon Batov
RE Projects Development Ltd.
565 High Road
Leytonstone
London
E11 4PB

Application no: SMD/2022/0343

Determined on: 23/02/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Totmonslow Farm Draycott Road Totmonslow Upper Tean Staffordshire ST10 4JJ

Description of Development:
Development of a solar farm with ancillary infrastructure, security fence, access, landscaping and continued agriculture, to generate power to feed into the local distribution network.

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:

1107_01 Rev 2 (submitted 20/7/22) Site location plan
1107_02 Rev 7 (submitted 2/12/22) General layout
1107_03 Rev 1 (submitted 29/7/22) Panel elevations
1107_04 Rev 1 (submitted 29/7/22) Inverter fixing details
1107_05 Rev 1 (submitted 29/7/22) DNO substation
1107_06 Rev 1 (submitted 29/7/22) Transformer station
1107_07 Rev 2 (submitted 29/7/22) Customer sub-station
1107_08 Rev 2 (submitted 29/7/22) Gate and fence details
1107_09 Rev 1 (submitted 29/7/22) CCTV
1107_10 Rev 2 (submitted 29/7/22) Road construction profiles
1107_11 Rev 2 (submitted 2/12/22) Inverter positioning
1107_12 Rev 4 (submitted 22/12/22) mitigations and enhancements

for the reason(s) specified below:-

1. Due to its design characteristics, scale and extent in the landscape the proposed development of a c.38 hectare solar energy generation site using photo-voltaic panels mounted on metal frame support structures would have an industrialising effect which would not maintain the local distinctiveness of the character of the area and fails to protect and enhance the natural and historic environment. The close proximity with a nearby existing similar development and

a second one of similar scale recently approved means moreover that these effects would be experienced cumulatively in the local area. Notwithstanding its predicted significant renewable energy output the proposal is therefore found contrary to policies SS1, SS10, DC1, DC3 and SD2 of the Staffordshire Moorlands Local Plan and to the NPPF.

2. The proximity of the development to certain residential dwellings in particular three dwellings at Highfields Farm, and of these especially Horseshoe Barn, would result in a very intrusive and oppressive visual intrusion resulting in unacceptable living conditions for the occupiers. In addition there is uncertainty as to how CCTV surveillance and noise impacts could be experienced at these dwellings. For these reasons the development is found contrary to SS1, SS10, DC1 and SD2 of the Staffordshire Moorlands Local Plan.

Informatives

The proposal would not overall 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

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.

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.

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

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