STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Gez Willard
WW Planning
Paradise Farm
Main Road
Hollington
ST10 4HX

Broadgate Hall
Cheadle Road
Winnothdale
Staffordshire
ST10 4HU

Application no: SMD/2023/0022

Determined on: 22nd March 2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Broadgate Hall, Cheadle Road, Winnothdale, Staffordshire, ST10 4HU

Description of Development:
Conversion of traditional barn along with contemporary extension to provide for high quality sustainable tourism

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in plans submitted with the application numbered: M22/ 1585 / L01, 6193-001, 6193-004, 6193-010, 6193-011, 6193-012, 6193-013, 6193-014, 6193-015, and 6193-016, for the reason(s) specified below:-

1. The development would result in the provision of new build tourist accommodation in an unsustainable 'other rural' countryside location that would not be provided for Local Plan strategy policy SS10. Relative to the location and the existing buildings on site, the development would not be small scale, its size and impacts would be of a disproportionately large scale. The development would not have any particular or specific connectivity with other tourist destinations and amenities; and the development would not be in a location in or close to settlements where local services, facilities and public transport are available. Overall this other rural location cannot be justified for the construction of new development; and specifically, the development would not be of an appropriate quality, scale and character compatible with the local area, it would be harmful to the heritage and landscape character of the area that are of acknowledged importance. As such the proposal would be contrary to policies SS1, SS2, SS10, E4 and T1 of the SMDC Local Plan 2020; and the terms of the NPPF.

2. As a proposal to make use of, and convert, an existing building and historic farmstead the development would include large contemporary additions, inappropriate building alterations, and extensive garden landscaping that would be harmful to landscape character and the heritage quality, character and appearance of the area, enjoyed particularly from the public vantage of the adjacent footpaths. The development would be harmful to and fail to respect or faithfully restore the heritage interest and character of the existing building and its arrangement and relationship with the farmstead. As such the proposal would be contrary to

policies SS10, H1, E4, DC1 and DC3 of the SMDC Local Plan 2020; the terms of the SMDC Design Guide 2018; the Staffordshire Farmsteads Guidance; and the terms of the NPPF.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

X B.J. Haywood

Signed by: Ben Haywood

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.