STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Robert Berry
10 Truro Close
Congleton
CW12 3BD

Mrs Bailey
Weatherworth Manor Farm Cooks Lane
Bradnop
Staffordshire
ST13 7HA

Application no: DET/2023/0018

Determined on: 25/08/2023

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:

Application to determine if prior approval is required for a proposed: Change of Use of AgriculturalBuildings to one Dwellinghouses (Use Class C3), and for building operations reasonably necessary forthe conversion at Weatherworth Manor Farm Cooks Lane Bradnop

in accordance with the submitted application, details and accompanying plans, Bailey 2311-01, for the following reasons:-

1. The building has significant potential for use by protected species, in this case bats. However, no Ecology Survey Report for the proposal has been undertaken and therefore due to the potential harm to protected species and therefore the ecological value of the area, the proposal is deemed to be undesirable and this contravenes Part 3 Class Q2(1)(e) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

2. The size of the proposed residential curtilage defined by the red line boundary shown on the application drawings substantially exceeds the size of the footprint of the building on site which contravenes Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Informative

1. A full planning application is required for the proposed new separate access for the proposed barn dwelling. This would be viewed against the Council's Local Plan including Policy SS10 which amongst other things aims to protect the character and appearance of the countryside. The proposed access road is considered to be harmful to the character and appearance of the area and therefore it is considered unlikely that planning permission would be granted for the access road.

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.