

Mr John Coxon
Emery Planning
Units 2 - 4 South Park Court Hobson Street
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SK11 8BS

C/o Agent
Bloor Homes NW

Application no: SMD/2021/0610

Determined on: 15th April 2024

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:

Land East Of Froghall Road Cheadle Staffordshire

Description of Development:

Outline application for residential development with access considered (all other matters reserved)

In pursuance of their powers under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY REFUSE PERMISSION** for the development described in the above application, in accordance with plans ref:

Location Plan and application boundary 020 020 P001 Rev G
Parameters Plan 020 020 004 Rev N
Proposed site access plan 3277 F06 Rev G

for the reason(s) specified below:-

1. This site is situated outside the Development boundary of Cheadle. It is a greenfield site and lies within the open countryside. Spatial polices in the Local Plan seek to provide the housing requirement for Cheadle on allocated and windfall sites within the Development boundary. Furthermore the strategy for the rural areas of the District, such as this, allows only for development which has an essential need to be located in the countryside. No evidence of such essential need is put forward. For these reasons the proposal conflicts with Polices SS2, SS3, SS4, SS10 and H1 of the adopted Staffordshire Moorlands Local Plan
2. In the Councils Landscape and Settlement Character Assessment the site lies within the landscape character type of Ancient Slope and Valley Farmland. Replacing open fields with a suburban housing estate could not be said to respect or respond to key characteristics of this landscape character type. Although the plans show that some existing landscape features will be retained, the proposed roundabout will necessitate the loss of the whole frontage hedge. Furthermore there is no existing landscape feature defining the northern

boundary. The landscape is relatively open and on rising ground and the site is visible not only from Froghall Road to the west but also from the south, in particular from Hammersley Hayes Road (also the route of Public Footpath Cheadle 40) and in longer views from Public Footpaths Cheadle 38 and 39. In these latter views Broad Hayes Farm is seen in isolation from the urban area of Cheadle. The proposed development would encroach into the landscape setting of this isolated farmhouse, noting that isolated properties are one of the key characteristics of this landscape character type. Overall the proposal will not respect or enhance local landscape character and will result in a prominent visual intrusion into the countryside. As such there is conflict with Policy DC3 of the adopted Staffordshire Moorlands Local Plan and the NPPF which says that planning decisions should contribute and enhance the natural and local environment by amongst other matters recognising the intrinsic character and beauty of the countryside

3. The proposal would result in a harmful encroachment of development into the open agricultural setting of Broad Hayes Farmhouse, a Grade II Listed building and loss of its sense of isolation, all key elements of how the asset is experienced and of its significance. In addition there would be harm to the visibility of St Giles Church, Grade 1 Listed in Cheadle. For these reasons the proposal is contrary to Policy DC2 of the adopted Staffordshire Moorlands Local Plan and the NPPF which seeks to conserve and enhance heritage assets

Informatives

1. The proposal is not considered to be a sustainable development and does not comply with the provisions of the National Planning Policy Framework.
2. In debating the application Members expressed concern regarding highway safety in respect of the proposed roundabout and traffic speeds on Froghall Road and the fact that in their view the proposal will lead to increased levels of traffic congestion in the town centre including at key junctions

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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