

Mr Johnson  
99 Woodhouse Lane  
Stoke on Trent  
ST8 7RN

Application no: SMD/2025/0063

Determined on: 20/05/2025

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

**REFUSAL OF PLANNING PERMISSION**

**Location of Development:**

99 Woodhouse Lane Biddulph Staffordshire ST8 7RN

**Description of Development:**

Proposed change of use of part of an agricultural field to a 20m x 40m all weather turnout/exercise area of personal equestrian use and to utilize it as temporary handling area for a flock of pedigree sheep to administer vet meds and for handling/training the sheep prior too attending local and national shows

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:

- 2277-XX-XX-XX-DR-A-0101
- 2277-XX-XX-XX-DR-A-0102
- 2277-XX-XX-XX-DR-A-0103
- 2277-XX-XX-XX-DR-A-0104
- 2277-XX-XX-XX-DR-A-0105

for the reason(s) specified below:-

1) The proposed 20m x 40m all weather turnout/exercise area would have a detrimental impact on the residential amenity of the neighbours, in terms of outlook, overlooking and noise pollution. Whilst ground levels would be reduced adjacent to the neighbours boundaries to accommodate for the turnout/exercise area, the development would still be highly visible from the rear gardens and rear windows of the neighbouring properties due to its large size and scale, impacting neighbours' outlook. Additionally, the proposed development would run as close as 1 metre to neighbours' rear garden boundaries and approximately 10-12 metres from the neighbours' rear windows, meaning that overlooking would occur. Furthermore, due to the proximity of the turnout/exercise area to the neighbouring dwellings, noise pollution would be generated from the proposed development when in use. The proposed development would therefore not comply with Policy DC1 of the Staffordshire Moorlands Local Plan and Section 12 of the National Planning Policy Framework.

### **Informatives**

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. No amendments could be suggested to overcome the overriding concerns of the Council.

X *B.J. Haywood*

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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.