

ROBERT FORD
PARKSIDE
PARK ROAD
LEEK
United Kingdom
ST13 8JT

MESSRS CLARK
LONGSHAW FARM
ASHBOURNE ROAD
BRADNOP
STAFFORDSHIRE
ST13 7NJ

Application no: SMD/2024/0490

Determined on: 23rd May 2025

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Land At Holly Dale Farm, Douse Lane, Bradnop, Staffordshire, ST13 7NF

Description of Development:

Erection of a portal framed agricultural building to house young cattle

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 ref: HDBAg23 01C, HDB Ag23 02, HDBAg23 03C, HDB Ag23 04A, and HDB Ag23 05B, for the reason(s) specified below:-

1. The proposed development would be harmful to the character and appearance of the rural area and sensitivities of the landscape by leading to prominent intrusion into the countryside. The development would cause harmful visual intrusion that would be apparent, in particular, when viewed from the high ground of Douse Lane to the south west. In these respects the development would be contrary to the NPPF and policies SS10, DC1 and DC3 of the Adopted Staffordshire Moorlands Local Plan 2020 and the Design SPG for the area. The stated business needs of the applicant's agricultural enterprise do not, in the balance of considerations, outweigh those stated harms.
2. The application has not been provided with an ecology survey, a tree survey or a full biodiversity impact assessment. The development is likely to have an adverse impact on the wild fringes of the field, hedge and tree line and an adjacent watercourse. The development would result in impact on, and loss of, biodiversity habitat in those regards. The application does not detail how loss of biodiversity habitat could be mitigated and the development would be harmful in those regards. There would be conflict with policy NE1 of the Adopted Staffordshire Moorlands Local Plan 2020 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. The applicant declined an invitation and opportunity to provide additional survey information. However, overall, 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

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.