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10 Cawdry Buildings
Fountain Street
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Staffordshire Moorlands
ST13 6JP

Mr Attenborough
C/o agent

Application no: SMD/2025/0358

Determined on: 21st January 2026

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

BUTTERLANDS FARM BUTTERLANDS EQUESTRIAN CENTRE Top Road Biddulph Moor
Staffordshire ST8 7LF

Description of Development:

Demolition of existing stable block and redevelopment of site to provide a single self build dwelling with associated hard and soft landscape works

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:

13C proposed floor plans and elevations
15 – location plan
16 – block plan
18 – proposal site plan

for the reason(s) specified below:-

1. The location of this proposed development is found as a matter of principle to be unsustainable due to its remoteness from any village, town or other service centre that could provide essential services for residential occupiers. The nearest source of shops and services is either the larger village of Biddulph Moor at a journey distance of some 2km by the shortest route, or the town of Biddulph at a journey distance of some 5km. The greater part of these journeys including the full journey distance to and from Biddulph Moor (around trip of 4km) would necessarily be by narrow, mainly unlit roads with no pavements. Out of necessity future occupiers of the dwelling would be discouraged from walking or cycling to access services or public transport opportunities, particularly during hours of darkness and/or in poor weather conditions, and inevitably there would be unavoidable reliance on private vehicles for access

to services and facilities. The proposal is thus found contrary to SMDC Local Plan Policies SS2, SS10, DC1, H1 and T1 and to the NPPF.

2. The outward design appearance of this new-build development does not conform with the Staffordshire Moorlands rural building tradition for a dwelling as exemplified for example in the Council's adopted Design Guide Supplementary Planning Document (2018) which places an emphasis on respecting traditional built forms. Whilst a timber exterior wall finish can be considered preferable to a profiled sheet metal finish it is still not a typical or characteristic material for a dwelling or the Staffordshire Moorlands building tradition and the overall design and materials, which would still include a grey metal roof finish and prominent modern large-form glazing, is at odds with the established and predominant characteristic of the area for rural dwellings. Publicly the development would be seen prominently from the nearby Top Road. The development is thus found contrary to policies DC1 and DC3 of the Staffordshire Moorlands Local plan, the adopted Staffordshire Moorlands Design Guide SPD and to the National Planning Policy Framework in particular section 12 with its emphasis on achieving well-designed places.

3. Staffordshire Moorlands Local Plan Policy SS10 supports only development for which there is an essential locational need in the countryside. Notwithstanding that the Council is currently unable to meet Government housing supply targets the adverse impacts of the proposal in terms of sustainable travel and in terms of design and its impacts on the character and appearance of the area would significantly and demonstrably outweigh the benefit of a single additional dwelling when assessed against the policies in the Framework taken as a whole. Therefore, the presumption in favour of sustainable development is not met and the proposal is also for this reason found contrary to SMDC Local Plan Policies SS2, SS10, DC1, DC3, H1 and T1 and to the NPPF.

Informatives

The proposal would not overall improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable in sustainability terms and it was therefore not possible to approve the application. The Local Planning Authority has nonetheless met the requirement in Paragraph 39 of the National Planning Policy Framework.

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.
2. 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.
3. 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.
4. 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.
5. 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>
6. 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.
7. 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.