STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Ms Kimberley Mountford
Mode Architects Ltd
Second Floor,
Picadilly House,
Hanley
Stoke on Trent,
ST1 1HR

Woodhead Hall Estates
Woodhead Hall,
Cherry Lane,
Cheadle,
Staffordshire,
ST10 4QS

Application no: SMD/2022/0612

Determined on: 28th April 2026

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Woodhead Hall, Cherry Lane, Cheadle, Staffordshire, ST10 4QS

Description of Development:
Erection of three storey apartment block containing 21 one bedroom apartments (Class C2 retirement living apartments be marketed for over 55's) and a single storey building accommodating staff facilities, and 3 one-bedroom apartments. Widening and resurfacing of access and track from Lockwood Road, landscaping and associated 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:

21 012 400 Existing Building Site Plan Rev A Jan 2026
21 012 401 Proposed Building Site Plan Rev A Nov 25
21 012 PL (0) 222 - Site Plan & Site Section as Proposed Rev A Oct 24
21 012 223 - Proposed Ground Floor Plan Rev A Oct 24
21 012 224 - Proposed First Floor Plan Rev A Oct 24
21 012 225 - Proposed Second Floor Plan Rev A Oct 24
21 012 226 - Proposed East & West Elevations Oct 24
21 012 227 - Proposed North & South Elevations Oct 24
21 012 228 - Proposed Plans & Elevations of Other Buildings Feb 25
21 012 AL(0) 201Existing workshop/office building elevations and plans Rev B
21 012 229 Site Building Access Plan as Proposed Rev A May 25
21 012 230 - Site Location Plan as Proposed Rev A Nov 25
21 012 231 - Site Landscaping Plan as Proposed Feb 25
Lockwood Road Access Plan - SCP_240660_DO1 Rev A

for the reason(s) specified below: -

1. The proposed development, by virtue of its scale, massing and siting, would result in a high degree of harm to the setting and significance of Woodhead Hall (Grade II listed). The harm is 'less than substantial' but at the higher end of the scale and is not outweighed by public benefits contrary to Policy DC2 of the Staffordshire Moorlands Local Plan and Section 16 of the NPPF.

2. The proposed development is unacceptable as it conflicts with the aims and requirements of the Staffordshire Moorlands Local Plan, specifically Policy DC1, and the design principles set out in the National Planning Policy Framework (NPPF). The U-shaped block fails to demonstrate a design response that respects the site or its wider context. Its scale, height and layout do not promote a positive sense of place or reinforce local character and identity. Instead, the main building would appear visually dominant and incongruous, resulting in harm to the character and appearance of the area and failing to achieve the high-quality design sought by Policy DC1 and the NPPF.

Informative(s)

1 The local planning authority considers that the proposed development is unacceptable in principle. It has therefore not been possible to work with the applicant in a positive and proactive way to secure a development that will improve the economic, social and environmental conditions of the area in line with the NPPF.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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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.