

108 London Road
Holmes Chapel
Cheshire
CW4 7BD

Application no: SMD/2026/0099

Determined on: 3rd June 2026

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

REFUSAL OF PLANNING PERMISSION IN PRINCIPLE

Location of Development:

Land South Of Farmside Lane, Biddulph Moor, Staffordshire

Description of Development:

Seven New Dwellings
(Application for Permission in Principle)

Staffordshire Moorlands District Council in pursuance of powers under the above-mentioned Act hereby **REFUSE** to permit the development described above in the location shown in plans submitted with the application ref: 1797 - LO1 'Location Plan', for the reason(s) specified below:-

With consideration of the location and amount of development proposed, the proposed development would have a detrimental adverse impact on the visual character and appearance of the distinctly rural area and the setting of the settlement. This visual harm would be an adverse impact of granting a 'permission in principle' that would significantly and demonstrably outweigh the benefits that would be associated with the application proposal. There would be conflict with Local Plan policies SS10, H1 and DC1, Biddulph Neighbourhood policies NE2, HOU 1, DES1 and DES2, and the terms of the National Planning Policy Framework.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provision of the NPPF. It is considered that the applicant is unable to overcome such concerns relating to an objection in principle and thus no amendments to the application were requested.

X

J Curley

Signed by: Jane Curley

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.