

Mrs Teresa Critchlow
Sammons Architectural Limited
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mr and Mrs Briand
10 Cawdry Buildings Fountain Street
Leek
Staffordshire
ST13 7JP

Application no: SMD/2025/0145

Determined on: 15th September 2026

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

LAND ADJACENT TO COPPICE BARN Hollow Lane Cheddleton Staffordshire

Description of Development:

Proposed self build dwelling with associated means of access and hard and soft landscaping 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: 2024-2914-01A EXISTING CONDITIONS - SITE PLAN
2024-2914-02D PLANNING PROPOSAL - SITE PLAN
2024-2914-03A PLANNING PROPOSAL - PLANS AND ELEVATIONS
2024-2914-04 PLANNING PROPOSAL - LOCATION AND BLOCK PLAN for the reason(s) specified below:-

1. The site is located in a TPO-protected woodland and the proximity of the proposed building footprint to the trees would lead to pressure for felling and pruning works and incremental canopy loss during the construction phase. Any loss of trees would harm the visual character and significance of the conservation area contrary to Policy NE2 and DC2 of the Staffordshire Moorlands Local Plan 2024.
2. The proposed siting of the dwelling and its relationship to the protected woodland, would put pressure on the trees for future pruning/felling to achieve acceptable levels of light and to address perceived safety concerns. Accordingly, the development is contrary to Staffordshire Moorlands Local Plan Policy DC1 and NE2, the adopted Staffordshire Moorlands Design Guide and the NPPF.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010

All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.



paragraph 39 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. However no amended plans were agreed which would overcome the harm identified above.

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.
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