

Mr Seabridge
Draycott Cross Cheadle Fields Farm
Stoke-On-Trent
Untied Kingdom
ST10 2NT

Mr Paul Coales
Earthmill Ltd
Equinox 3 Audby Lane
Audby Lane
Wetherby
LS22 7RD

Mr Seabridge
Fields Farm
Draycott Cross
Cheadle
Stoke-On-Trent
Untied Kingdom
ST10 2NT

Application no: SMD/2013/0981

Determined on: 20/02/2014

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)(England) Order 2010**

REFUSAL OF PLANNING PERMISSION

Location of Development:

Fields Farm Fields Farm Draycott Cross Road Cheadle Brook Houses Staffordshire ST10 2NT

Description of Development:

Proposed Installation of a 50kw Wind turbine with a hub height of 36.6m high and blade tip height of 46.3m (Grid reference (E) 398271 (N) 341732)

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: for the reason(s) specified below:-

1. The proposed wind turbine of height to centre of hub 36.6m and height to blade tip of 46.3m on land to the North West of Fields Farm, Draycott Cross Road, Brook Houses, Cheadle constitutes inappropriate development for the North Staffordshire Green Belt and is therefore considered harmful by definition. The recognised benefits of energy production from wind do not equate in this instance to 'very special circumstances' sufficient to outweigh the harm created to the openness of the Green Belt nor other visual harms. This harm would be intensified when the proposal is read in conjunction with other structures, such as the electricity pylons and telegraph poles in the locality that would result in a further harmful cumulative impact. The proposal would therefore be harmful and intrusive in its own right to the Special Landscape Area and would be contrary to the Council's published landscape planning guidelines for the Dissected Sandstone Cloughs and Valleys landscape character. As such the proposal is contrary to the National Planning Policy Framework including paragraphs 1 - 17 and sections 7, 9, 10 and 11; and to Planning Practice Guidance for Renewable and Low Carbon Energy, July 2013; and to saved Staffordshire Moorlands Local Plan policies N2, N7, N8, N9 and B13 and to policies SS1, SD2, SO2, SO8, SO9, DC1, and DC3 of the SMDC Core Strategy Development Plan Document (Revised Submission Document, December 2011).

Informatives

1. The principle of such development is unsustainable and did not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns on this application and thus no further amendments to the application were requested. Furthermore, no pre-application advice was sought from the Council prior to the submission of this application.

Signed 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. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pes. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
3. 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.