

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

15 July 2021

Application No:	SMD/2021/0296	
Location	Land at Cheadle Equestrian Centre, Eaves Lane, Cheadle, ST10 1RB	
Proposal	Erection of a rural workers dwelling	
Applicant	Jennifer Thompson, Vecthom Sports Horses	
Agent	Sammons Architectural Ltd	
Parish/ward	Cheadle	Date registered: 7 th May 2021
If you have a question about this report please contact: Benjamin Hurst tel: 07738506367 benjamin.hurst@staffsmoorlands.gov.uk		

REFERRAL

The application is before committee at the request of Cllr Mike Worthington.

1. SUMMARY OF RECOMMENDATION

REFUSE

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The site comprises part of a private access road from Eaves Lane and a largely flat area of partly gravelled, partly grassed land, where the proposed dwelling would be constructed. The site is within a larger plot of land owned by the applicant, which includes grass fields, an outdoor equestrian exercise area, an indoor equestrian arena, a stable block, a 2-storey dwelling (Stable Cottage) with garage, and various other buildings and storage areas associated with the equine use. The existing stable building is a timber, American style barn that was built by the applicant, without planning permission, to replace a simple concrete run of old riding school stables.

2.2 The applicant's land is within a valley, which slopes upwards from Eaves Lane in the west, with the gradient increasing significantly to the rear of the 2-storey dwelling to the east of the site. The landscape is predominantly farmland, interspersed with hedgerows, narrow lanes, woodland and occasional buildings.

2.3 Eaves Lane is within the settlement of Cheadle according to the extant proposals map from 1998, the boundary for which is unchanged in this vicinity, in the adopted Local Plan. The countryside that surrounds Cheadle is described in the 'Landscape Character Assessment' (LCA) as *Ancient slope and valley farmlands* and amongst its key characteristics are *Small scale mainly ancient irregular fields bounded by*

trees and hedgerows and Isolated properties. The LCA also identifies a number of incongruous landscape features, which *include Localised industrial and residential development.*

3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL

3.1 The applicant seeks planning permission to build what would be a second dwelling on her land ownership, in an isolated, other rural location that is outside the settlement boundary of Cheadle. She makes the case that it is essential for her to live in the proposed dwelling as a rural worker engaged in the commercial interest of her premises and that the existing dwelling, Stable Cottage, currently occupied by her parents, is not suitable. The application is very similar to an application (SMD/2019/0088) that was refused planning permission and dismissed at appeal less than two years ago. The site of the proposed dwelling would be on the southern edge of the appellant's land, to the west of the stable building, the indoor equestrian arena and other associated buildings. The nearest part of the proposed dwelling would be more than 30 metres from the brick-faced building by the stable and several metres lower than it and the other main Equestrian Centre buildings.

3.2 The proposal would be a 2-storey, four bedroomed brick building (including a room identified on plan as a ground floor office) under a plain clay tile roof. A single storey outrigger to the rear would supplement ground floor space to provide a large open plan kitchen diner and living area; a utility/shower room; a boot room; and an office. A post and rail fence supplemented with a native hedgerow, would enclose and form a domestic curtilage to the front and rear of the property.

3.3 The applicant did not seek any pre application advice from the Council regarding the application. Details of the application scheme can be viewed at:

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=128617>

4. RELEVANT PLANNING HISTORY

4.1 The planning history has particular relevance because it confirms the presence of an 'available' dwelling at 'Stable Cottage' that is already located on site and under the applicant's ownership, registered as land title SF294781. It also references those permissions that provide the authorised status of land uses relating to the equestrian enterprise as a riding school.

78/05665/OLDDC Alteration to old dilapidated farm building to form stables and tack room with loft. Approved (the building that later became 'Stable Cottage').

81/09881/OLDDC Covered Riding Arena and stables (provided inside arena building) for 20 working riding school horses. Approved.

82/11438/OLDDC Conversion of existing stable block into instructor's living accommodation for temporary 2 year period. Approved. ('Stable Cottage')

83/011831/OLDDC Extension to the covered riding area building to form viewing area. Approved.

83/011853/OLDDC Line of 8 stables adjacent to indoor riding arena, to provide for the limit of 20 working horses. Approved.

84/13537/OLDDC Extension to stable block to add one stable and two hay stalls. Approved.

84/13666/OLDDC Instructor's Living Accommodation, renewed temporary permission for 5 years. Approved (Stable Cottage).

85/14412/OLDDC Full conversion to permanent instructor's accommodation in the form of a two storey three bedroom dwelling. Approved (Stable Cottage).

92/1183 Feedstore, foaling box, covered standings, catering and toilets. Approved.

91/0522 pony stalls, tack rooms and office. Approved.

SMD/2019/0088 Erection of a rural workers dwelling. Refused and Dismissed at Appeal.

4.2 Following her purchase, the applicant, without planning permission, removed and replaced the original pre-existing stables with a new timber built 'American barn' style building.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 The Development Plan comprises of:

- The Local Plan Development Document (adopted Sep 2020)

Adopted Staffordshire Moorlands Local Plan - Sep 2020

5.2 The following Local Plan policies are relevant to the application:-

- SS1 Development Principles
- SS10 Other Rural Area Strategy
- H1 New Housing Development
- DC1 Design Considerations
- DC3 Landscape and Settlement Setting
- NE1 Biodiversity and Geological Resources
- T1 Sustainable Transport

Staffordshire Moorlands Design Guide

National Planning Policy Framework (NPPF).

6. CONSULTATIONS

A site notice was posted and displayed on the 18th May, Expired on the 8th June.

14 near neighbours were notified in writing with a letter dated the 18th March.

Public response to consultation

6.1 Two responses have been received. Both object to the proposal and their comments have been summarised below:

- We objected to the original application (SMD/2019/0088) in 2019 on several grounds, and many of these original concerns are still relevant, this is, in essence, the same application as in 2019, and the dwelling would still be very large for the needs of a rural worker.
- Stable Cottage, a large 3 bedroom detached dwelling with a separate garage, is already on site and was initially provided as a dwelling for a worker at the riding centre. Consequently there are already two people living on site.
- The sewerage filtration system will drain on to the sloping side of the valley and the field is often waterlogged in winter. Its natural drainage is downhill onto the poorly maintained unadopted track and public footpath.
- The small bore pipe struggles to provide the three properties with adequate water pressure now, and obviously, the more water demands placed on the system, the worse the problem gets.
- The track is poorly maintained at present, particularly upwards to the property, Plantation House. This is due to a combination of water damage from poor field drainage, and heavy business traffic and delivery vehicles. Expansion of that business, 2 more cars for extra resident workers, construction traffic during the build, and the potential for extra field water can only compound the problem, further detracting not only from the quality of life of the existing owners, but also from the potential saleable value of our respective properties.

Cheadle Town Council

6.4 Object on the grounds of size and scale, its proximity to the Greenbelt and open countryside.

SCC Highway Authority

6.5 No Objection. Eaves Lane is a rural lane with multiple residential properties served off it, an additional dwelling off the existing access track will not have a significant effect on the highway.

Environmental Health

6.6 No objection subject to conditions relevant to working hours, unexpected contamination, methods of demolition and construction, drainage, and lighting.

Coal Authority

6.7 No Objection providing no development is carried out before a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Severn Trent Water

6.8 No Objection. There would be minimal impact on the public sewerage system.

7. OFFICER COMMENT AND PLANNING BALANCE

Introduction

7.1 This is a very similar application to the one that was dismissed at appeal less than two years ago, to build a dwelling for a rural worker in an isolated 'other rural' location, outside the settlement of Cheadle, where planning permission should only be granted in exceptional circumstances. With this submission the proposal has been revised to make moderate reductions to the size of the proposed dwelling and some additional supporting information has been provided. The approach here, is to follow the considerations point for point, as they were set out by the Planning Inspector, and to consider carefully, against his comments, whether the objections have been addressed to the extent that matters now weight in favour of the development. The main issues are:

- The effect of the proposal on the character and appearance of the area
- The effect of the proposal on land stability
- Whether the proposal would be an isolated dwelling in the countryside and, if so, whether there is an essential need for a dwelling to accommodate rural worker(s)

Design and Visual Impact (Character and Appearance)

7.2 The Inspector began his decision by setting out the impact and harm that the development would impose on the character and appearance of the area, before going onto consider whether the development could be exceptionally provided in such a location and, effectively, whether there are factors that would outweigh the extent of that harm.

7.3 The Inspector makes the following concluding comments in respect of the previously proposed development's impacts:

The design, scale, massing and position of the proposed dwelling, would make it a visually prominent feature that would be seen across several hundred metres of open countryside to the east of Cheadle. When seen with the existing equestrian buildings and Stable Cottage beyond, it would have an urbanising effect on the landscape that would detract from its

character and appearance.....Some new tree planting is proposed to the front and side of the proposed dwelling. However, even once mature, this would not satisfactorily screen the dwelling in views from the west, where it would appear as an incongruous feature in the landscape.

7.4 Due to the vegetation and sloping geography of the land, and its position relative to public footpaths and Cheadle, the proposed dwelling would be most visible in views from the west and north. With this proposal the development would occupy essentially the same site and largely the same positioning as that of the previous proposal, albeit some reorientation has turned this proposal so that its front elevation would be square on to the footpath opposite. However, there have been some revisions to the design, scale and massing of the proposed dwelling that must be acknowledged.

7.5 The front elevation of the proposed dwelling, at 11.7m would be slightly wider than that of the previous proposal (11.12m). However, with this proposal the applicant has omitted an adjoining double garage, a central contemporary glazing feature, and used segmented brick arches instead of straight lintels above windows. They have reduced the height and mass of the roof by reducing the eaves height by 0.6m, ridge height by 1.5m, and narrowing the two storey side gable from a width of 8.2m to 6.2m.

7.6 Despite these changes, the design, scale, massing and position of the proposed dwelling, would still make it a visually prominent feature that would be seen across several hundred metres of open countryside to the east of Cheadle. The building would still be seen as a large detached brick dwelling, in an exposed and prominent countryside location, albeit the dwelling would be moderately less large than the previously proposed dwelling and there would still be significant harm here. When seen with the existing equestrian buildings and Stable Cottage beyond, it would have an urbanising effect on the landscape that would detract from its character and appearance.

7.7 For these reasons, the proposed development would adversely affect the character and appearance of the area. It would therefore conflict with policies DC1 (design) and DC3 (landscape and settlement setting) of the Staffordshire Moorlands Local Plan and with the NPPF, in this regard.

Land Stability (potential presence of close surface coal workings)

7.8 The site falls within a Development High Risk Area according to the Coal Authority (CA). The CA expressed Fundamental Concern in respect of the previous proposal and a 'coal risk assessment' had not been submitted. The Inspector found therefore, that the development would be at an unacceptable risk from land instability. The property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered prior to any site works or future development activity.

7.9 With this application a 'Coal Mining Risk Assessment', prepared by EnviroSolution Ltd, has been provided. The report identifies that the principal risks to the development are from the potential presence of unrecorded shallow coal mine

workings and possible unrecorded mine entries. It recommends that intrusive site investigations (3, 10m deep, water flushed boreholes) are required to further assess this risks.

7.10 The Coal Authority have confirmed that they have no objection, providing no development is carried out until these investigations have been carried out and any necessary remediation works have been implemented on site in full in order to ensure the site is made safe and stable for the development proposed. Typically, this will involve voids pumped and filled with grout materials, and the Coal Authority do not anticipate any necessary work as being beyond what might otherwise be considered an industry standard.

7.11 Therefore, for the reasons given above, it can be concluded that the proposed development would not be at an unacceptable risk from land instability and therefore there would be no conflict with paragraphs 170, 178 and 179 of the Framework. In these regards, the objection to the previous proposal has been addressed.

Isolated dwelling in the countryside and essential need to accommodate rural worker(s)

7.12 The Inspector then went on to consider whether the previous proposal would be an isolated dwelling in the countryside and, if so, whether there is an essential need for a dwelling to accommodate rural worker(s). The word 'isolated' is not defined in the NPPF. In this case, the proposal would be located a distance to the west of, and at a lower elevation, than the main existing Equestrian Centre buildings and a much greater distance from Stable Cottage. Furthermore, it would be several hundred metres outside the nearest settlement boundary. In the view of the Inspector, the location of the proposed dwelling means it would be isolated and in the countryside. With reference to Policy SS10 (Other Rural Strategy), H1 (New Housing Development) and paragraph 79 of the NPPF, such dwellings should be avoided unless one of the listed exceptions apply, of which only bullet point 5b of H1 or subparagraph a) of paragraph 79, could apply in this case, namely a new dwelling that meets an essential local need as accommodation for a rural worker. Before considering the needs of the business, in respect of this, the Inspector began with the comment:

From the limited evidence, it is not possible for me to reach a firm conclusion regarding all the lawful uses at the Equestrian Centre.

7.13 This is because, the planning history suggests that the site operated previously, before applicant's purchase, only as a riding school and that the simple run of concrete stables were used only to stable working school horses. Those stables, the only ones with permission at the time, were replaced without planning permission, by the applicant, with a new, larger, American barn style structure. The applicant has not at any time established with a planning permission or a certificate of lawfulness, how this new stable building can be lawfully used, whether her intention is to use it to provide livery, for import and export of horses, or to breed horses. The planning authority has not had opportunity to consider the matter and any potential impacts from a change in business practices and the use of the site. This of course makes it difficult and problematic when it comes to assessing the essential needs of a

business that is not in itself authorised or established as lawful. This is still a matter that has not been resolved or progressed by the applicant.

7.14 In the following comments the Inspector considered, in respect of the previous proposal, whether there was a viable business operating at present or that would remain viable for the foreseeable future. A viable business is something that would be necessary in order to be able to demonstrate that there is an essential need for a rural worker's dwelling.

No substantive documentary evidence has been provided in relation to the business before the acquisition of the land that includes the site; or in relation to the business that existed on this land prior to the acquisition of it; or, in relation to the current business, for which the appeal development is sought..... From the submitted statements and anecdotal evidence, I am not satisfied that there is a viable business operating at present or that would remain viable for the foreseeable future

7.15 The land was purchased by the applicant in November 2018. A riding school within this land existed in the late 1970s / early 1980s, with various incremental changes and additions undertaken subsequently, according to the planning history contained in this report. With this application additional evidence relating to the business before the property purchase amounts to accounts for 2017 and 2018, a letter from the equine vet, and a letter from a business acquaintance/customer. The vet has known the applicant for 15 years and is of the opinion that she has built a 'very successful business' over that time, however, he does not qualify that opinion, it is not clear what he considers to be successful. Moreover, he confirms that the applicant has only more recently started to breed quality sports horses. A previous customer, Paula Charlton, appears to be describing an arrangement where over the years the applicant has sourced and imported horses for her stud, this does not confirm an established, profitable and successful breeding programme, and this ties in with the vets assertion that breeding is a more recent venture. It appears from the accounts that in the years before March 2018, the business was making just £10k to £12k per annum. It is not clear what wages the applicant was paying herself and how this funded living costs, or how that grew and funded the recent purchase and investment of the Cheadle site. It is still not clear how the business established itself as being successful and profitable enough for it to become viable to buy a whole new facility with its own existing dwelling, and fund the complete construction of an entirely new large dwelling on the site.

7.16 Moving forward, this application also includes the accounts for last 3 years. This appears to suggest a net annual profit of 26 to 28 thousand pounds from the commission on sales. However, it is not clear what those sales relate to and it is not detailed whether she is selling horses that are bred on site, or how many horses might have been sold to account for that commission. The business accounts provide vague summaries and they don't detail what might be taken as wages, living costs, how the business is funding the purchase and investment of the facility, or any loan repayment.

7.17 Furthermore, the statement submitted with this application refers to the expectations of owners in terms of security. This appears to be suggestive of a livery use for which there is no consent. In these regards the core of the business model is less than clear and rather confused, with vague references to livery, the import and

export of horses, or breeding and rearing. Overall, this application submission does not, in these regards, address the Inspector's objection. This second revised application does not satisfactorily demonstrate that there is a viable business operating on the applicant's land for which there would be an essential need to provide a rural worker's dwelling.

7.18 There is claimed to be an essential need for just a single worker to live permanently at or near to the Equestrian Centre, the applicant. The reasons for this are to ensure the welfare and security of horses and foals stabled at the Equestrian Centre throughout the day and night, should they become ill, get into difficulties such as becoming cast, or to protect from being drugged or stolen. A response to an animal in such difficulty would be needed in a very short time - a matter of just a few minutes. The applicant claims that Stable Cottage would be unsuitable for them to live in for a number of reasons, including the distance from the stables for monitoring and the accessibility to them in an emergency, which would inhibit the welfare and security of the horses. In considering whether 'Stable Cottage' might already provide suitable accommodation and whether there is a functional need for a new second dwelling, the Inspector made the following comments:

CCTV cameras, microphones and alarms would seem to be an effective means of monitoring the welfare and security of the horses throughout the day and night..... the distance [between stable cottage and stables] is just a few hundred metres and could be travelled in a short time, particularly if in response to an emergency in the stables....the eastern entrance to the stable block is significantly closer to Stable Cottage. Furthermore, the concrete steps with a wooden handrail leading from the entrance up to the grass field, and gates on both sides of the field leading to Stable Cottage, indicate that a route between them is both intended and with some basic maintenance undertaken, practical. no substantive evidence has been provided to show that it would not be possible to connect a CCTV system, with microphones and alarms, to Stable Cottage where the images and sounds could be monitored.....

7.19 The proposed dwelling would face in a generally north westerly direction with its side elevation towards the stable block, although partly screened by the proposed garage and by hedge planting on the side boundary. The appellant's stated intention is to be able to monitor the stable block and hear any signs of disturbance from the animals as a result of this proximity, drawing upon their experience in the industry. The short distance between the proposed dwelling and the stable block would also enable a swift response to be made as necessary. CCTV cameras are installed in the stable block to monitor the animals, with the images currently relayed to an office at the western end of the stable block. To reach the western entrance of the stable block from Stable Cottage would involve travelling along the access drive in a somewhat circuitous route, a distance seven or eight times longer than would be the case from the proposed dwelling. Nevertheless, the distance is just a few hundred metres and could be travelled in a short time, particularly if in response to an emergency in the stables. The eastern entrance to the stable block is significantly closer to Stable Cottage. Furthermore, the concrete steps with a wooden handrail leading from the entrance up to the grass field, and gates on both sides of the field leading to Stable Cottage, indicate that a route between them is both intended and with some basic maintenance undertaken, practical.

7.20 This application still does not provide any substantive evidence to demonstrate why technology systems, could not, wirelessly or otherwise, relay digital images, sounds or alarms to Stable Cottage, perhaps using wifi or data signal. Such a system would presumably be essential to alert any occupant, regardless of where they live, to potential emergency or distress, rather than simply leaving it to chance that they might hear noises in their sleep and wake up. Once alerted to an emergency or distress the response time from Stable Cottage, would be very similar to that of a response from the proposed dwelling. In respect of this, there is no technical evidence that demonstrates there is no data signal coverage or that wireless signals cannot be boosted.

7.21 Stable Cottage is owned by the applicant, who has allowed the dwelling to be occupied by their parents since acquiring it. One parent is said to be employed part-time in the applicant's business. However, this role is not one for which there is an essential need for them to live at or near the Equestrian Centre. The applicant's preference not to share the dwelling with their parents, does not alter the fact that a dwelling house exists near to the Equestrian Centre, which could be used for a rural worker to live in, were there to be an essential need for them to do so. Overall, this application submission does not, in these regards, address the Inspector's objection. This second revised application does not satisfactorily demonstrate that if there was a viable business operating, it would not be practical with some investment, for Stable Cottage to be used as such a rural worker's dwelling, without a significant risk of harm to any animals

7.22 Moreover, the Inspector made the following comments about the size of the previously proposed dwelling relative to the need for a single rural worker:

the size of the proposed dwelling would be unnecessarily large relative to the stated need for a single rural worker, notwithstanding that parts of the building could be used for personal and business use. That the appellant may want to start a family at some point in the future has no direct bearing on this matter. Furthermore, the appellant's desire to live near to Cheadle and to bring the Equestrian Centre back into productive use do not in themselves constitute an essential need for a large dwelling in the countryside.

7.23 With this proposal, there have been notable reductions in these respects. A roof space media room and an upstairs bedroom have been omitted. The proposed dwelling would however, effectively contain 4 generous bedrooms, including the room identified as a ground floor office, and would also include a large open plan living room, 8 person dining space, entrance hall, and a utility/bootroom space. The size of the proposed dwelling would still be unnecessarily large relative to the stated need for a single rural worker, notwithstanding that parts of the building could be used for personal and business use. That the applicant may want to start a family at some point in the future has no direct bearing on this matter. Furthermore, the applicant desire to live near to Cheadle and to bring the Equestrian Centre back into productive use do not in themselves constitute an essential need for a large dwelling in the countryside.

Other Considerations

7.24 The application form specifies the use of a septic tank to provide for foul drainage and a soakaway to control surface water drainage. The submitted site plan

indicates the use of a packaged treatment plant with irrigation to a field in the applicant's ownership. The flow of surface water can be controlled sustainably through use of soakaway, discharging on to land under the applicant's ownership and preventing discharge on to the shared access. There is no reason why drainage can not be dealt with in this manner under the separate building and environmental regulations. There is no issue of harm raised here.

7.25 There has not been any objection from Severn Trent Water. There is no evidence that the supply of mains water, already provided to three properties, including the equestrian buildings. This is effectively a civil matter between land owners. There is no issue of harm raised here.

7.26 The track is privately owned and maintained serving a number of properties, including the equestrian facility that has a history of commercial use. It has the expected character of a stoned rural lane or farm track, and varies in surface condition accordingly. Maintenance is essentially a civil matter between private owners and users. However, it clearly serves a number of properties and over and above existing use, the introduction of an additional single dwelling should not substantially increase maintenance demands.

Conclusion and Planning Balance

7.27 In respect of the previous proposal the Inspector made the following conclusions:

I am not satisfied that there is a viable business operating on the appellant's land for which there would be an essential need to provide a rural worker's dwelling. Furthermore, there is no substantive evidence before me that shows that if there was such a business, it would not be practical with some investment, for Stable Cottage to be used as such a rural worker's dwelling, without a significant risk of harm to any animals.....For these reasons, the proposed development would be an isolated dwelling in the countryside, and an essential need for such a dwelling to accommodate a rural worker has not been demonstrated.

7.28 Despite some moderate revision to the proposal and reduction in size and scale, the dwelling would still be a large, visually prominent feature, seen across open countryside to the east of Cheadle. It would, when seen with the existing equestrian buildings and Stable Cottage beyond, have a harmful urbanising effect on the landscape that would detract from its character and appearance, and would in itself appear as an incongruous feature in the landscape. This would therefore conflict with policies SS10, DC1, and DC3 of the Staffordshire Moorlands Local Plan and with the NPPF in this regard. The dwelling would be isolated in the countryside and, against that harm and conflict with the development plan, there is no exceptional reason or provision to be made for the dwelling, as an essential need for such a dwelling to accommodate a rural worker has not been demonstrated. The development would, in these regards, conflict with policy SS10 and H1 of the Local Plan and the NPPF, and in this case the rural exception policies do not provide reason to outweigh or set aside the harm identified above.

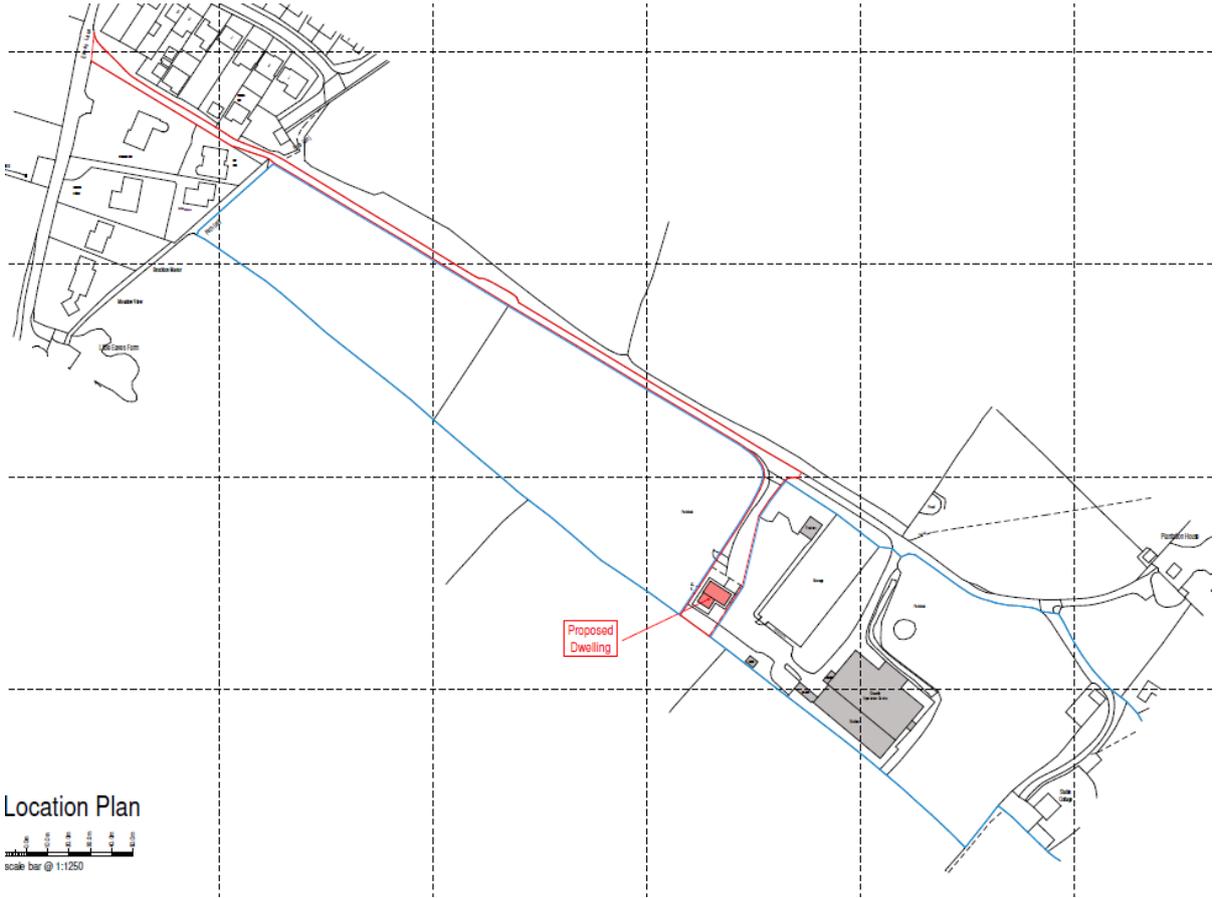
8. RECOMMENDATION

A. That planning permission be REFUSED for the Erection of a Rural Worker's Dwelling, for the following reasons:

1. The design, scale, massing and position of the proposed dwelling, would make it a visually prominent feature that would be seen across several hundred metres of open countryside to the east of Cheadle. When seen with the existing equestrian buildings and Stable Cottage beyond, it would have an urbanising effect on the landscape that would detract from its character and appearance. This harm could not be mitigated through tree planting or landscaping, because, even once mature, it would not satisfactorily screen the dwelling in views from the west, where it would appear as an incongruous feature in the landscape. For these reasons, the proposed development would adversely affect the character and appearance of the area. It would therefore conflict with policies SS10 (other rural area strategy), DC1 (design) and DC3 (landscape and settlement setting) of the Staffordshire Moorlands Local Plan September 2020 (SMLP) and with the NPPF, in this regard.

2. The submitted evidence does not satisfactorily demonstrate that there is a viable business operating on the land for which there would be an essential need to provide a rural worker's dwelling. Furthermore, there is no substantive evidence that shows that if there was such a business, it would not be practical with some investment, for Stable Cottage to be used as such a rural worker's dwelling, without a significant risk of harm to any animals. For these reasons, the proposed development would be an isolated dwelling in the countryside, and an essential need for such a dwelling to accommodate a rural worker has not been demonstrated. Therefore, the proposal would conflict with Policies SS10 (Other Rural Areas Strategy) of the SMLP and with the NPPF, in this regard.

B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/in formatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.



Location Plan

scale bar @ 1:1250

