

## APPLICATION NO: 11/00496/COU

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

### **REFUSAL OF PLANNING PERMISSION**

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**APPLICANT:**

Mr A Hulme  
Lodge Farm  
Lodge Lane  
Creswell Green  
Lichfield  
Staffordshire  
WS13 8DR

**AGENT:**

National Farmers Union  
Unit 4 Blake Court  
Burntwood  
Staffordshire  
WS7 1JU

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**LOCATION OF DEVELOPMENT:**

Land At Meg Lane, Burntwood, Staffordshire,

**DESCRIPTION OF DEVELOPMENT:**

Change of use of land from agriculture to equine use (retrospective)

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Planning Permission is hereby **REFUSED** for the above development in accordance with the application, plans and drawings received on 2nd May 2011 for the following reason(s).

**REASON(S) FOR REFUSAL:**

1 The equine use of this land is likely to result in the introduction of shelters, trailers, horse boxes, sheds, temporary fences, jumps and other equine related paraphernalia which would result in significant and detrimental erosion of the openness and visual amenity of the Green Belt and would neither conserve nor enhance the landscape, nature conservation and recreational value of the Cannock Chase Area of Outstanding Natural Beauty. The development would therefore conflict with the requirements of Policies PA15 (Agriculture and Farm Diversification), QE1 (Conserving and Enhancing the Environment) and QE6 (The Conservation, Enhancement and Restoration of the Region's Landscape) of the Regional Spatial Strategy for the West Midlands (2008); Policies D2 (The Design and Environmental Quality of Development), D4 (Managing Change in Rural Areas), D5B (Development in the Green Belt), NC1 (Protection of the Countryside: General Considerations), NC2 (Landscape Protection and Restoration), NC3 (Cannock Chase Area of Outstanding Natural Beauty), and R3 (Recreational Facilities in the Countryside) of the Staffordshire and Stoke on Trent Structure Plan (2001) (saved policies); Policies E4 (Green Belts), R3 (Recreational Buildings), NA1 (Cannock Chase - Area of Outstanding Natural Beauty), DC1 (Amenity and Design Principles for Development) and DC10 (Stables and Equestrian Activities) of the Lichfield District Local Plan (1998) (saved policies) and Government guidance contained within PPG2 (Green Belts) and PPS7 (Sustainable Development in Rural Areas).

2 The use of the land for equine purposes, due to the layout of the site and the disposition of buildings, access road and other developments and activities on the site, results in a significant detrimental impact on the amenities of occupiers of Castle Farm, contrary to the aims of Policies QE1 (Conserving and Enhancing the Environment) and QE6 (The Conservation, Enhancement and Restoration of the Region's Landscape) of the Regional Spatial Strategy for the West Midlands (2008); Policies D2 (The Design and Environmental Quality of Development), NC1 (Protection of the Countryside: General Considerations), NC2 (Landscape Protection and Restoration), R1 (Providing for

Recreation and Leisure) and R3 (Recreational Facilities in the Countryside) of the Staffordshire and Stoke on Trent Structure Plan (2001) (saved policies); Policies DC1 (Amenity and Design Principles for Development) and DC10 (Stables and Equestrian Activities) of the Lichfield District Local Plan (1998) (saved policies) and Government guidance contained within PPS4 (Planning for Sustainable Economic Growth) and PPS7 (Sustainable Development in Rural Areas).

3 The traffic generated by the proposed equine use would be likely to result in an increase in highway danger owing to increased use of the existing access which affords restricted visibility for drivers emerging from the access. The development would therefore conflict with the aims of Policies D2 (The Design and Environmental Quality of Development), D4 (Managing Change in Rural Areas), T13 (Local Roads) and R3 (Recreational Facilities in the Countryside) of the Staffordshire and Stoke on Trent Structure Plan (2001) (saved policies); Policy DC1 (Amenity and Design Principles for Development) of the Lichfield District Local Plan (1998) (saved policies) and Government guidance contained within PPG13 (Transport).

### **REFUSED PLANS**

LDC01  
LDC02

Signed ..... DATE OF DECISION: 20th June 2011

On behalf of Lichfield District Council

PLEASE SEE NOTE OVERLEAF

## IMPORTANT ADVICE TO APPLICANTS

### PLEASE READ

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse planning permission they may appeal to the Planning Inspectorate, in six months of receipt of this notice, or in exceptional cases a longer period as the Planning Inspectorate may allow. You must use a Planning Appeal Form when making your appeal, which is obtainable from The Planning Inspectorate, Room 3/02 (k), Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, Telephone: 0117 372 6027/372 6212 or downloadable from the Planning Inspectorate web site: [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). If requesting forms from the Planning Inspectorate, please state the appeal form you require. Only the applicant has the right of appeal.

The Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the appeals area of the Planning Portal – see [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs) The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the Local Authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.