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Brown Edge
Staffordshire
ST6 8SW

Application no: SMD/2015/0076

Determined on: 16/04/2015

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Fair View Ball Lane Brown Edge Staffordshire ST6 8SW

Description of Development:

Internal alterations to form change of use from agricultural building to accommodate two stables

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: 1504-01;

Location Plan. for the reason(s) specified below:-

1.The application site is located within the Green Belt where inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The proposed material change of use relates to a building that has been designed specifically for an agricultural rather than equestrian purpose. Buildings for agricultural purposes are identified within the National Planning Policy Framework (NPPF) as those which are not inappropriate. The essential characteristics of Green Belts are their openness and permanence and the openness impact that the building currently imposes is, on balance, only justified on Green Belt grounds if it is used for a genuine agricultural purpose. The inappropriateness of the development in the Green Belt attracts substantial weight against it. In these circumstances, very special circumstances will need to be demonstrated by the applicant to overcome the potential harm to the Green Belt by reason of its inappropriateness, in addition to any other identified Green Belt harm. The application presents no robust justification as to why this larger scale portal frame agricultural building is appropriate for small-scale stabling purposes, nor is there justification for any associated hard standing. The loss of the agricultural use would result in a building which would be inappropriate development in the Green Belt. In these circumstances, very special circumstances have not been demonstrated to overcome the potential harm to the Green Belt by reason of inappropriateness. Whilst the provision of facilities for outdoor sport and

recreation are not necessarily inappropriate development within the Green Belt, they must preserve openness, be of an appropriate design for their intended use, including quality, scale, form and compatibility with the local area and not conflict with the purposes of Green Belt designation. The effect on openness on account of the proposal's inappropriate scale and impact of any associated hard standing would be so significant that there would be a clear material conflict with the fundamental aim of Green Belt policy; the essential characteristics of Green Belts are their openness and their permanence. Furthermore, there is material harm to the visual amenity of the Green Belt from the proposal on account of its unsympathetic scale and design. Herein, there is conflict with the National Planning Policy Framework that aims to retain and enhance the visual amenity of the Green Belt. The application is therefore considered to be an unsustainable form of development and contrary to the National Planning Policy Framework including chapter 9 and policies SS1a, SS6c, C2 and R1 of the Core Strategy Development Plan (Adopted 26th March 2014).

Informative

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the National Planning Policy Framework.

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/pcs. 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.