Town End Farm Town Head
Foxt
Staffordshire
ST10 2HW

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Malcolm Sales
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Application no: SMD/2016/0307

Determined on: 31st August 2016

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Land Adj Ash Lea Barnfields Lane Kingsley Staffordshire ST10 2DG

Description of Development:
Proposed erection of 4 detached bungalows with detached garages

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: 1602-16-01, 1602-16-02, 1602-16-03, 1602-16-04 for the reason(s) specified below:-

1.1.The proposal represents inappropriate development in the Green Belt. Inappropriate development is harmful by definition. The development of the site for four dwellings would also significantly compramise openness, the essential characteristic of the Green Belt and would conflict with one of the main purposes of including land within the Green Belt namely that of safeguarding the countryside from encroachment. There would in addition be some harm to visual amenity. Local Planning Authorities are required to give substantial weight to any harm to the Green Belt. Whilst the provision of four dwellings attracts some moderate weight, it is not considered that this and the other considerations put forward by the applicant amount to the very special circumstances to clearly outweigh the harm to the Green Belt. It is for these reasons that the proposal is contrary to Policy SSC6 of the Staffordshire Moorlands Core Strategy Development Plan Document and national advice in the National Planning Policy Framework.

2.
2.The development of this open and prominent agricultural land with four detached bungalows and garages would be harmful to the character and appearance of the surrouding area. It would fail to protect or enhance the local landscape contrary to Policy DC 3 of the Staffordshire Moorlands Core Strategy Development Plan Document and national policy in the National Planning Policy Framework.

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Informatives

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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

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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.