STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Furnival
The Croft Mill Lane
Wetley Rocks
Staffordshire
ST9 0BN

Application no: SMD/2017/0227

Determined on: 16th June 2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
The Croft Mill Lane Wetley Rocks Staffordshire ST9 0BN

Description of Development:
Proposed construction of a domestic polytunnel

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

1. The proposed development is inappropriate development on Green Belt land having regard to paragraph 87 of the NPPF. The proposed development will result in significant adverse harm to the openness of the Green Belt and there are no very special circumstances which outweigh this idenfied harm in line with paragraph 88 of the NPPF and policy SS6c of the adopted Staffordshire Moorlands Core Strategy

2. The proposed development, by virtue of its scale, layout and height, will result in unacceptable adverse impacts upon the existing landscape character in direct conflict with policy DC3 of the adopted Staffordshire Moorlands Core Strategy

3. The proposed development will represent an alien feature within the landscape and would comprise poor design due to its commericial scale and appearance, and by being poorly related to existing buildings and structures directly conflicting with policies SS1 and DC1 of the adopted Staffordshire Moorlands Core Strategy

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Informatives

1. The application has been assessed against all relevant local development plan policies and all other material considerations including the NPPF. The application has been found to have a significant impact on the openness of the Green Belt in conflict with paragraphs 87 and 88 of the NPPF, comprise poor design in conflict with policies SS1 and DC1 of the adopted core strategy, and have unacceptable impacts upon landscape character in conflict with policy DC3 of the core strategy. As such the proposal is considered to be unsustainable in line with paragraph 14 of the NPPF and has been refused.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.

3. If this is a decision to refuse planning permission for a minor commercial 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.

4. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

5. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

6. The Secretary of State can allow a longer period for giving notice of an appeal, but 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 the Secretary of State 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.

7. 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.

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

8.