STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Gez Willard
WW Planning
Paradise Farm
Main Road
Hollington
Staffordshire Moorlands
ST10 4HX

Mr L Leigh
High View
Sutherland Road
Staffordshire Moorlands
ST9 9QD

Application no: SMD/2017/0694

Determined on: 11th January 2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
High View Sutherland Road Longsdon Staffordshire Moorlands ST9 9QD

Description of Development:
Outline planning permission with all matters reserved for the erection of a single dwelling

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

1. Although the site is accepted as being within a village the development would not constitute limited infilling within the meaning of NPPF paragraph 89. The proposal would result in inappropriate development which would therefore be harmful to the Green Belt by definition and contrary to the fundamental aim of keeping land permanently open. It would also be contrary to the Green Belt purpose of preventing neighbouring towns merging into one another and contrary to the purpose to assist in safeguarding the countryside from encroachment. The proposal is therefore contrary to the Policy SS6c of the Staffordshire Moorlands Core Strategy which states that strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

2. The proposal would be contrary to policy DC 3 of the Staffordshire Moorlands Core Strategy which is to protect and where possible enhance local landscape and setting of settlement and contrary to Policy R1 of the Staffordshire Moorlands Core Strategy as being harmful to rural character noting by reference to the Local Plan evidence document Landscape and Settlement Character Assessment (2008) that the site is within the Dissected Sandstone Cloughs and Valleys landscape character type which is assessed at this location as being of high quality and locally very sensitive to the impacts of development and landscape change.

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Informative

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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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.