STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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

Mr Bettaney
Garden Centre at Gravel Bank Farm
Caverswall Common Lane
Caverswall
ST11 9EU

Application no: SMD/2018/0003

Determined on: 08/03/2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Gravel Bank Farm Garden Centre And Nursery Caverswall Common Lane Caverswall Staffordshire ST11 9EU

Description of Development:
Outline permission with all matters reserved for redevelopment of commerical nursery/garden centre involving demolition and removal of all buildings on site and erection of dwellings

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:
0099-PL-01B
0099-PL-02B
0099-PL-03A for the reason(s) specified below:-

1. The site is in the Green Belt and under Section 9 of the National Planning Policy Framework (NPPF), new dwellings are considered to be inappropriate development unless they involve, inter alia, redevelopment of previously-developed land. The site comprises a former horticultural nursery and is not considered to be a previously developed site and therefore the proposal amounts to inappropriate development in the Green Belt which is by definition in the NPPF, harmful to its openness and should not be allowed unless very special circumstances, considered to outweigh the harm, have been demonstrated. The Council considers that no very special circumstances exist. The proposal is therefore contrary to Chapter 9 'Protecting the Green Belt' of the NPPF and in this respect is also contrary to Policy SS6c of the Core Strategy which requires strict control over inappropriate development in the Green Belt.

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2. The application site is not considered to be in a sustainable location as it is in a remote rural area with no nearby public services and a residential development in this location is therefore likely to lead to reliance on the private car for the majority of journeys contrary to paragraphs 39 and 35 of the NPPF.

Informative

1. 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