STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr John Pryszlack
Architectural Services
Mill House Springs Bank
Stoke on Trent
ST9 9JR

Mr Grocott
The Nook Stanley Road
ST9 9LL

Application no: SMD/2018/0381

Determined on: 13/08/2018

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:
Coltslow Farm Stanley Moss Lane Stockton Brook Staffordshire ST9 9LH

Description of Development:
Outline permission with details of access, appearance, layout and scale (other matters reserved) for demolition of existing buildings and their replacement with a detached dwelling.

In pursuance of their powers under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY REFUSE PERMISSION** for the development described in the above application, in accordance with plans ref: Location Plan, Ex Site Plan, Block Plan, Proposed scheme, Plans of ex buildings to be demolished for the reason(s) specified below:-

1. The application site lies outside of any defined settlement boundary and therefore in planning policy terms, is located in open countryside. It also lies within the Green Belt. In rural areas, policies SS6c and R2 of the Council's Core Strategy restrict new development to specific categories. Part 6 of policy SS6c of the Core Strategy sets out that strict control is to be exercised over inappropriate development within the Green Belt, allowing only for exceptions as defined by Government policy. Among other things, paragraph 145 of the NPPF allows for (g) "*limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land ..".* The Council considers that scheme for a two-storey dwelling would present a significantly more harmful fallback position resulting in a greater impact on the openness of the Green Belt than existing development and fails to demonstrate the very special circumstances required to overcome such Green Belt harm. As well, the scheme would fail to provide a high quality design appropriate in both scale and keeping to its rural surroundings. Accordingly, the scheme is considered to be contrary to Adopted Core Strategy Policies SS1, SS6c, DC1 and DC3 in particular and the National

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Planning Policy Framework as revised.

Informatives

1. The principle of such development is unsustainable and does not conform to 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.
8.