STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Philip Andrew Taylor
P A Taylor Plans
The Sand Quarry Hougher Wall Road
Stoke On Trent
ST7 8JA

Mr Chadwick
Lea Forge Congleton Road
Biddulph
ST8 7SE

Application no: SMD/2017/0518

Determined on: 13th September 2018

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

# REFUSAL OF PLANNING PERMISSION

**Location of Development:**
Lea Forge Vehicle Repair Workshop Congleton Road Biddulph Staffordshire ST8 7SE

**Description of Development:**
Proposed conservatory show room extension

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: 6680A01, 6680A02, 6680A03, 6680A04, 6680A05, 6680A06, 6680A07 for the reason(s) specified below:-

1. The proposed development represents disproportionate additions comparable to the original building and is therefore an inappropriate form of development in the Green Belt. There are no very special circumstances which outweighs the substantial harm to the Green Belt by definition and as such the application represents an unsustainable form of development in the Green Belt; contrary to policy SS1a of the Core Strategy, and relevant policies contained within Chapter 13 of the NPPF

2. The proposed development, by virtue of the disproportionate increase in floor space comparable to the existing building, would result in an disproportionate and unbalanced layout, thereby comprising a poor form of design, contrary to policies SS1a and DC1 of the Core Strategy and paragraph 127 of the NPPF

3. The application does not include suffcient details with regards to access, parking and turning within the site, and has failed to address the objection raised by the County's Highway Authority. As such the application is considered to result in potentially unacceptable impact on Highway Safety contrary to policy T1 of the Core Strategy and paragraph 109 of the NPPF

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**Informative**

1. The application has been assessed and determined in line with all relevant local development plan policies and other material considerations which include the NPPF. Every effort has been made with the applicant's agent to reach a positive outcome by providing clear solutions to the planning issues raised. However, no revised plans or further information has been forthcoming, and therefore the application has been refused.

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.

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