STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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Hart And Griffiths
C/O Agent

Application no: SMD/2018/0038

Determined on: 23rd October 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 Bent The Hollands Biddulph Moor Staffordshire ST8 7LE

Description of Development:
Conversion of existing timber stables to 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:

Location Plan
3906 00 01A
3906 00 02A
3906 00 03
3906 0011B
3906 0012B
3906 00 13

for the reason(s) specified below:-

1. It is considered that the application building is not of "permanent and substantial construction" as outlined in The Framerwork (para 146). Consequently the proposed development is inappropriate development in the Green Belt, which is harmful to the Green Belt by definition. The change of use of the building, resultant domestic curtilage and inevitable domestic features and paraphernalia that will materialise within the site are considered to impact on the openess of the Green Belt and encroach into it, thereby harming one of the key characteristics of the Green Belt (openess) and threatening one of the purposes of including land within it (i.e. safeguarding the countryside from encroachment). No very special circumstances exist that overcome the harm identified. Therefore the proposal does not accord with Green Belt tenets of Staffordshire Moorlands Core Strategy policies R1 and SS6c or section 9 of The Framework.

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2. The proposal does not provide high quality housing; it is not suitable for/or worthy in physical, architectural or character terms for conversion. The proposal does not meet an essential local need, does not support rural diversification or the sustainability of rural areas, does not promote sustainable tourism or enhance the character/appearance of the countryside, does not secure the future of any heritage asset or safeguard any building of merit, does not enhance biodiversity and no marketing evidence has been provided which demonstrates that the building is not suitable or viable for agricultural or commercial uses. Consequently, the application does not accord with Staffordshire Moorlands Core Strategy policies SS1, SS6c, R1, R2, SD1, D2 and H1.

3. The appearance of the building is that of an 'off-the-peg' stables/livestock building which serves a functional purpose as a stable / livestock buiding but does little to enhance local character and distinctiveness and is not worthy of retention or conversion. Retaining a building of such appearance for residential use would be incongruous within the setting of a resultant domestic curtilage and associated domestic paraphernalia. A dwelling of such an appearance would be out of keeping with other dwellings in the area. The proposal does not therefore respect the surroundings or promote a positive sense of place and identity, which would be harmful to the character and appearance of the area. Consequently the proposal does not accord with the design tenets of Staffordshire Moorlands Core Strategy policies R2 DC1, DC3, SS1, SS6c, R1, R2 and H1 or paras 124, 127 and 130 of Section 12 of The Framework.

4. Given the location of the application site and the lack of immediately accessible footpaths, cycling paths and public transport options, it is considered that future occupants of the proposed dwelling would rely on motorised transport to meet their daily needs. Consequently the proposal does not accord with the objectives of Staffordshire Moorlands Core Strategy policy T1 or section 9 of The Framework, which seek to promote modes of transport other than the private motor car.

Informative

1. The LPA has worked closely with the applicant re para 38 of the NPPF. However, there are fundamental differences in principle between the LPA and the applicant which cannot be overcome via either amendments to the proposal, planning conditions or legal agreements. As such a sustainable form of development has not been reached.

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