STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Frost Construction
5 County Meadows
Market Drayton
TF9 3LP

Mr Webb
Parkes Farm
Rudyard Road
Biddulph Moor
ST8 7JW

Application no: SMD/2018/0075

Determined on: 9TH November 2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Parks Farm Rudyard Road Biddulph Moor Staffordshire ST8 7JW

Description of Development:
Timber clad machinery and fodder store

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:

01 - Existing Location Plan
02 – Proposed Block Plan
4120-ACJ-01: Proposed Plans
4120-ACJ-02: Proposed Elevations

for the reason(s) specified below:-

1. The application site is located outside of the Biddulph Moor settlement boundary in the Green Belt. New buildings in the Green Belt are inappropriate development and should be refused unless a) the proposal meets one of the exceptions in the NPPF (one of which is new "buildings for agriculture and forestry") or b) there are very special circumstances that outweigh identified harm to the Green Belt. It is considered that the applicant has not provided sufficient evidence of existing and proposed agricultural use at the holding to justify the proposed building. Consequently the proposed development is inappropraite development in the Green Belt. The proposal would impact on the openness of the Green Belt (which is one of its key characteristics) and encroach into the Green Belt, thereby threatening one of the purposes of including land within it. There are no very special circumstnces to justify approval. The proposal does not therefore accord with Core Strategy policies SS6c and R1 or section 9 (Protecting Green Belt Land) of the NPPF, which is a significant material consideration. Accordingly the proposed development is considered not

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to be a sustainable form of development and consequently does not accord with Core Strategy policies SS1 and SS1a or the concept of suatainability running through the NPPF.

Informatives

1. The LPA has liaised with the applicant in an attempt to clarify whether or not the proposed building is required for agriculture. The information submitted to the LPA has not demonstrated this to be the case. Consequently there is a principle objection to the proposal (inappriopriate development in the Green Belt) which cannot be overcome via amendments to plans, conditions or legal agreements. Para 38 of the NPPF has been adhered to.

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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