STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Ken Wainman
Ken Wainman Associates Ltd
31A St. Edward's Street
Leek
Staffordshire Moorlands
ST13 5DN

Mr Oakley Whilock
Little Blakeley Lane Farm
Blakeley Lane
Dilhorne
Stoke-on-Trent
Staffordshire Moorlands
ST10 2PT

Application no: SMD/2018/0249

Determined on: 19th 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:
Little Blakeley Lane Farm, Blakeley Lane, Dilhorne, Staffordshire Moorlands ST10 2PT

Description of Development:
Retrospective application for the erection of a barn

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:

LBK Ag2 01 Location Plan 1:2500
LBK Ag2 02 Site Plan 1:500
LBK Ag2 03 floor, roof and elevations 1:100

for the reason(s) specified below:-

1. In the context of the information submitted with the application and from the evidence apparent in visits to the premises it has not been established that the proposed development can be considered a building for agriculture and if considered an extension of the original building (the one to which it is attached) the proposal would result in a disproportionate addition. The proposal is therefore found to be inappropriate development which by definition is harmful to the Green Belt and should not be approved except in very special circumstances. In addition there are adverse impacts on openness and the Green Belt purpose of safeguarding the countryside from encroachment. Substantial weight should be given to the harm to the Green Belt. Very special circumstances have not been established and therefore the harm to the Green Belt and any other harm are not clearly outweighed by other considerations. The proposal is contrary to CS Policy SS6c and the NPPF.

2. As a significant built addition to an already existing building the development results in impacts which overall are now found to be harmful to the landscape character of the location and public amenity being prominently visible from a series of locations along

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

surrounding roads and it is therefore found contrary to the aims of CS Policy SS6c and in particular SS6c3 which is to give priority to the need to protect the quality and character of the area and to Policies DC1, DC3 and R1.

3. The application fails to establish how the development has a necessary place in this location and contributes to the social, economic and environmental improvement of the Staffordshire Moorlands. It is therefore found contrary to CS Policies SS1, SS1a, SS6c and R1 and to the NPPF including NPPF sections 6 and 15.

Informative

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore it does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has thereby met the requirement in Paragraph 38 of the National Planning Policy Framework.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.