STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Philip Kelsall Associates
Manorial House
5 Woodcock Lane
Stoke-on-Trent
ST7 3NG

Mr Bailey
Land Off Tower Hill Road
Brown Lees
ST7 3PS

Application no: SMD/2019/0041

Determined on: 20/06/2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Land off Tower Hill Road Mow Cop Staffordshire

Description of Development:
Proposed extension to existing stables and creation of manege.

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:

THR_PB_01 Rev A;
THR_PB_02; for the reason(s) specified below:-

1. The application site is located within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. NPPF paragraph 145 states that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt, unless they fall into one of a number of categories including, inter alia, the provision of appropriate for outdoor sport, outdoor recreation, and the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Given the scale of the existing facilities on site and the significant size of the proposed extension it is not considered that the proposal is an “appropriate” facility for outdoor sport and recreation and that it it would result in a disproportionate addition. The proposal is therefore inappropriate development in the Green Belt and is contrary to policies SS1, SS1a, SS6c, and R1 of the Core Strategy Development Plan Document (Adopted 26th March 2014), and the National Planning Policy Framework section12 'Protecting Green Belt land.'

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2. The proposed extension does not have a secondary/subservient appearance to the host building, it would be attached awkwardly to the rear (north-eastern) side and overlap the existing side wall resulting in a large, 5.17m high, wide gable fronting on to open fields. Extensions should harmonise with the parent building, respecting the dominance of the original building and being subservient to it. The application is therefore contrary to policies SS1, SS1a, SS6c, DC1, DC3 and R1 of the Core Strategy Development Plan Document (Adopted 26th March 2014), the Staffordshire Moorlands Design Guide (adopted SPD 21st February 2018) and the National Planning Policy Framework including sections 12 'Achieving well-designed places'.

Informative

1. The application has been assessed against adopted Development Plan policies (including paragraph 38 of the National Planning Policy Framework - February 2019) and any other material considerations. Notwithstanding the fact that the applicant has provided land levels details, the proposal is inappropriate development in the Green Belt with no very special circumstances to justify the scheme.

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.