STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Adam Gregory
Forefront Development Consulting Ltd
4 Ridge House
Ridge House Drive
Stoke-on-Trent
Staffordshire
ST1 5SJ

Mr Sims
Edgefields Farm Edgefields Lane
Brown Edge
ST9 9NS

Application no: SMD/2019/0777

Determined on: 2nd March 2020

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Edgefields Farm, Edgefields Lane, Brown Edge, Staffordshire, ST9 9NS

Description of Development:
Building work, already carried out, to form the newly constructed 'builidng shell' and proposed alterations and further works to provide and use the 'building shell' as a dwellinghouse.

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in ref: 19-127-01; 19-127-02; 19-127-03; and 19-127-04 for the reason(s) specified below:-

1. The site is in the Green Belt. The development already carried out was not to construct a new building for agriculture; it involved new building work that went far beyond what might reasonably be considered the 'alteration' of an existing building; it has not provided a replacement building that is in the same use as a previous building; it does not provide infill within a village; and has not been carried out on previously developed land because the land was occupied by agricultural buildings. The development already carried out is therefore, inappropriate in the Green Belt because it is not provided for by one of the listed exceptions at paragraph 145 of the National Planning Policy Framework 2019(NPPF). The development that is now proposed would simply complete the inappropriate development that has so far already been carriedout. There is not currently a lawful building that can be 'reused' and the proposed development would also be inappropriate in the Green Belt and the NPPF confirms that such inappropriate development should be considered to be harmful by definition. The NPPF confirms that substantial weight must be attributed to any Green Belt harm. Permission cannot be granted for the inappropriate development because there are no 'very special circumstances' that clearly outweigh the harm to the Green Belt and the other harms

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

referred to below. The proposal is therefore contrary to Policy SS6c of the Staffordshire Moorlands Core Strategy (SS10 of the emerging Local Plan) and the provisions of the NPPF.

2. The development already carried out has irredemmably harmed a significant 'non designated heritage asset' that appears on Staffordshire's Historic Environment Record. This has resulted in the total loss of the asset. There are no public benefits to the proposal that would outweigh that harm and proposals to complete the development already carried out as a new dwellinghouse would only compound that harm by establishing, on the peripheries of a historic farmstead, development that would appear as a new building in terms of character, detailing and condition. The development would therefore conflict with Policy DC2 of the Core Strategy (and of the emerging Local Plan) and the terms of the NPPF.

3. The development already carried out has harmed the character and appearance of the area, particularly in respect of the appearance and impact of the sites peripheries within the landscape where a large domestically styled and proportioned new double garage style structure now presents its openings right upto the boundary and open fields beyond; and a new area of garden and curtilage would occupy an exposed area of surrounding field between the side of the building and Edgefield Lane . The development causes conflict with Policy DC1, DC2 and DC3 of the Core Strategy (and of the emerging Local Plan) and the NPPF.

4. Future occupiers of the proposed dwellinghouse would be afforded an insufficient standard of amenity. All traffic serving the working Edgefield Farm would share the one same access and pass within very close proximty of the new dwelling's gable end and windows and through an area of their parking. To the otherside of the dwelling where large bedroom windows would present to the boundary, the occupant's amenity would be vulnerable to changing agricultural practices within the field, and moreover, without the provision of an exposed garden area, that would be harmful to character and appearance, the occupiers would not have any private amneity space to use. The development would introduce of a pollution sensitive use adjacent to a site capable of commercial scale and noisy activities and as such there would be conflict with the Core Strategy policies DC1 and SD4 (and of the emerging Local Plan) and the NPPF in these respects.

Informatives

It is considered that the proposals are unsustainable and do not conform to the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.