STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Fowler
Rownall Lodge Rownall Road
Wetley Rocks
Staffordshire
ST9 0BT

Application no: SMD/2019/0772

Determined on: 3rd 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:**
Rownall Lodge, Rownall Road, Wetley Rocks, Staffordshire, ST9 0BT

**Description of Development:**
Alterations to Existing Building:
a) change of use of open storage section into office and garden room
b) Addition of 3 No stables and tack room

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in Proposed Plans submitted with the application for the reason(s) specified below:-

1. The site is in the Green Belt. The proposed development would extend and alter the existing building (apparently unauthorised and without lawful status) to create disproportionate addition over and above the size of the original; and, whilst the addition would provide stabling for the applicant's horses, the provision of these facilities would not be appropriate to the applicant's private outdoor recreation given the scale of existing facility apparently already available. Moreover, the proposals appear to relate to a building that has been built without planning permission and is not an obviously lawful building that can be used or 'reused'. The proposed development therefore, would be inappropriate in the Green Belt because it is not provided for by one of the listed exceptions at paragraphs 145 or 146 of the National Planning Policy Framework 2019 (NPPF). The NPPF confirms that such inappropriate development should be considered to be harmful by definition and 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. 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.

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**Informatives**

It is considered that the proposals are unsustainable and do not conform with 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.

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.