STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Fenton
25 The Meadows
Endon
Staffordshire
ST9 9BG

Application no: SMD/2019/0473

Determined on: 13.03.2020

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Field North of Station House Water Meadow Station Road Endon Staffordshire ST9 9DR

Description of Development:
Proposed demolition of existing shed and replacement with new shed

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: Location Plan at 1:1250, Proposed Site Plan, Proposed Floor Plan, Proposed Plan and Elevations, for the reason(s) specified below:-

1. In the opinion of the Local Planning Authority, having regard to scale of the building relative to the limited size of the holding, as well as the lack of evidence of cultivation or agricultural activity on the site, the application fails to demonstrate that the building in question is required for agricultural purposes. As such it constitutes inappropriate development in the Green Belt which, by definition, is harmful to the openness of the Green Belt, the essential characteristic of the Green Belt and would amount to encroachment into the open countryside which is contrary to one of the five key purposes of the Green Belt. Local Planning Authorities are required to give substantial weight to any harm to the Green Belt. It is not considered that very special circumstances exist to justify the approval of inappropriate development in the Green Belt. Accordingly, the proposal is considered contrary to Policy SS6c of the adopted Core Strategy Development Plan Document and Chapter 13 the National Planning Policy Framework.

2. The proposed development by virtue of its size, scale and use of materials would fail to respond to and enhance the landscape character of the locality, as such the development fails to comply with Policy DC3 of the adopted Core Strategy Development Plan Document and Policy DC3 of the emerging Staffordshire Moorlands Local Plan (Main Modifications).

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Informatives

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. However, given that the above concerns relate to the principle of development no amendments were sought.

X

Signed by: JaneC

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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