STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Howard Elliott
Reading Agricultural Consulttants Ltd
Shallcross Avenue
Whaley Bridge
SK23 7HA

Mr Baker
Coates Farm
School Lane
BIddulph Moor
Staffordshire
ST8 7HR

Application no: SMD/2020/0052

Determined on: 26th 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:
Coates Farm, School Lane, Biddulph Moor, Staffordshire, ST8 7HR

Description of Development:
Erection of general purpose agricultural building

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown and detailed in the SITE PLAN and drawings numbered 0001 and 0002 for the reason(s) specified below:-

1. The provision of the building would be inappropriate development in the Green Belt, and by definition harmful, because it is not provided for by any of the exceptions listed at paragraph 145 of the NPPF. Specifically, it is not accepted that the development would genuinely be a 'building for agriculture or forestry'. With the introduction of a sizeable building and additional hard surface, the development would be harmful to the openness of the Green Belt and would conflict with the purposes of including land within it because it would cause countryside encroachment into open field to the north. There are no other considerations that would amount to ‘very special circumstances’ that would clearly outweigh the harm to the Green Belt or any other harms resulting from the development.

2. The proposal is stated to be for a new start up enterprise, development for these purposes is not specifically suported by the Development Plan strategy for the other rural areas at SS6c of the Core Strategy (SS10 of the emerging local plan). The development would result in significant harm to the character and appearance of the area because the development would introduce a large, functional building in a very exposed and visually prominent location close to the roadside where it would not have a comfortable visual relationship with any other nearby development or assimilate well into the surrounding landscape. The development would only serve to further extend built form and hard surface associated with the applicant’s dwelling into the open countryside to the north. On the evidence presented with the application, it can not be accepted that there would be a social, economic or environmental benefit that would justify or outweigh that harm. The development

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would not comply with the Development Plan strategy or policy in these respects and would specifically contravene 'Other Rural Area Strategy' SS6c and policies DC1 and DC3 of the Staffordshire Moorlands Core Strategy and emerging strategy SS10 and policies DC1 and DC3 of the yet to be adopted Local Plan 2016-2031.

Informatives

1. The development would be harmful to the Green Belt and would additionally cause other harms to the character and appearance of the area. The applicants did not advance any circumstances or considerations that clearly outweigh that harm. There are fundamental concerns over the proposal that could not have been addressed with revisions oramendments.

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.