STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Sammons Architectural
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mr Randles
C/o Agent

Application no: SMD/2019/0644

Determined on: 26/05/2020

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Woodhead Farm Top Road Biddulph Moor Staffordshire ST8 7LF

Description of Development:
Proposed conversion of garage to dwelling

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: 2019-2430-01, 02B, 05 for the reason(s) specified below:-

1. The proposed dwelling would be provided via the conversion of a modern vehicle garage building built under a 2008 planning permission. A new dwelling at the site would have been deemed to be inappropriate development in the Green Belt and harmful to its openness under government planning guidance and planning policies in the Council's adopted Local Plan in use at the time. The current Green Belt policies in the NPPF Section 13 also deem new dwellings to amount to inappropriate development harmful to its openness. The Council therefore considers the approval of the proposal would undermine the operation of Green Belt policy in the NPPF and the purposes of including land within the Green Belt. The proposal is therefore considered to be harmful to the Green Belt and also contrary to Policy SS6c 'Other Rural Areas Area Strategy' of the Council's adopted Core Strategy Development Plan Document which requires strict control over inappropriate development in the Green Belt. It is also contrary to Policy SS6c as the site is in an unsustainable rural location and would be likely to generate increased vehicle movements and therefore emissions.

2. The proposal would not meet the minimum floorspace requirements set out in the governments Nationally Described Space Standards and therefore the new dwelling would not be deemed to provide adequate living conditions for the eventual residents of the building. The proposal is therefore considered to be harmful to residential amenity and

would not comply with policies H1 or DC1 of the Core Strategy or Section 5 of the NPPF.

Informatives

1. 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

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8. the provisions of Part VI of the Town and Country Planning Act 1990.

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

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