STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Andrew Ellis
A.E. Planning Consultants
57 Bollington Road
Bollington
Macclesfield
SK10 5EJ

Mr Nixon
Old Bridge Farm
Biddulph Park Road
Biddulph
ST8 7SJ

Application no: SMD/2020/0641

Determined on: 18/01/2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Old Bridge Farm, Biddulph Park Road, Biddulph, Staffordshire, ST8 7SJ

Description of Development:
Erection of an L-shaped building
(the development had commenced and was partially complete on the date of the application)

Staffordshire Moorlands District Council in pursuance of powers under the above-mentioned Act hereby **REFUSE** to permit the development described above that is shown and detailed in plans ref: OBF/01 and OBF/02, for the reason(s) specified below:-

1. The partially completed building is inappropriate development and is, by definition, harmful to the Green Belt. It would result in a building that is not provided for by any of the exceptions that appear on the closed list at paragraph 145 of the National Planning Policy Framework because, despite how it is described in the application, it is not a building for agriculture; and, is materially larger than any pre exising building that might have previously occupied the site. It would conflict with the aims and purposes of including land in the Green Belt by eroding openness between settlements and causing enroachment into the countryside. The development would be contrary to policies SS1and SS10 of the Local Plan Development Plan Document (Adopted September 2020) and the National Planning Policy Framework, including section 9: Protecting Green Belt Land. There are no considerations that clearly outweigh the harm.

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 concerns over the principle of the development and thus no amendments to the application were requested.

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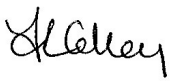
X 

Signed by: Jane Colley Signature

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.

1. 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.

2. 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.

3. 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.

4. 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

5. 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.

6. 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.