STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Mr Stephen Locke
Stephen Locke Associates
Barcaldine Barrack Lane
Newport
Shropshire
TF10 9ER

Mr Axel Cornez
Little Lymford Farm
Tunstall Road
Congleton
SK11 0PB

Application no: SMD/2019/0443

Determined on: 26/01/2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Little Lymford Farm Tunstall Road Bosley Staffordshire SK11 0PB

Description of Development:
Proposed extension of existing farm building to create additional livestock housing

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:
433-86L 1:2500 location plan
433-86c 1:500 site plan
433-86C 1:200 elevations and building plan

for the reason(s) specified below:-

1. Not being satisfied that the development as existing on site is solely in agricultural use the Local Planning Authority cannot regard the proposed building extension as purely agricultural and considers that any agricultural need could be met by existing buildings on site. It is in any event not a new building but an extension to an existing building and would result in a very much disproportionate addition. The proposal is therefore contrary to sustainable planning as a matter of principle and constitutes inappropriate development in the Green Belt and in the absence of any very special circumstances is contrary therefore to policies SS1, SS10, DC1, DC3 of the adopted Staffordshire Moorlands Local Plan and the NPPF.

2. Due to the expansive scale of building that would result and in particular how it would appear in its northerly aspect in the wider landscape due especially to the increase in visible northerly facing roof slope and overall combined effect the extension proposed would result in a building harmful to landscape character and appearance contrary to policies SS1, SS10, DC1, DC3 of the adopted Staffordshire Moorlands Local Plan and

the NPPF.

Informative

The proposal overall would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore it does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The applicant has been offered a number of opportunities to address doubts regarding the agricultural justification for the proposal. The Local Planning Authority has nonetheless met the requirement in Paragraphs 38 of the National Planning Policy Framework.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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.

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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