STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Robert Ford
Parkside Park Road
Leek
Staffordshire Moorlands
ST13 8JT

Messrs Higton
Brooklyn Grange Farm Thorncliffe Road
ST13 7LP

Application no: SMD/2019/0421

Determined on: 19/02/2021

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:
Brooklyn Grange Farm Thorncliffe Lane Thorncliffe Staffordshire ST13 7LP

Description of Development:
Outline permission with some matters reserved for erectin of two storey family dwelling house to provide residential accomodation for farm worker.

In pursuance of their powers under the above mentioned Act, Staffordshire Moorlands District Council, **HEREBY REFUSE PERMISSION** for the development described in the above application, in accordance with plans ref: BTT01, BTT02 and BTT03 for the reason(s) specified below:-

1. Insufficient evidence has been submitted to demonstrate that the existing agricultural enterprise can financially sustain an additional agricultural worker's dwelling to support the operations of the farm business. In the absence of such information, the proposed dwelling would, in principle, amount to a new dwelling in the countryside which fails to comply with Policies SS10 and H1 of the Staffordshire Moorlands Local Plan 2020.

2. The application has not been accompanied by an ecological survey and as such it is not possible to conclude that the proposed development would not adversely impact on protected species or habitats and provide a net gain in biodiversity. In the absence of such information, the application is contrary to Policy NE1 of the Staffordshire Moorlands Local Plan 2020 and relevant paragraphs under Chapter 15 of the NPPF.

Informative

1. The Local Planning Authority has where possible worked pro-actively and positvely with the applicant to overcome outstanding planning issues. However, insufficient detail relating to the financial viabilty of the farm and ecological assessment has not been forthcoming and therefore at the request of the agent, the application has been determined.

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.

1.