

Mr Jim Malkin
JMI Planning
62 Carter Street
ST14 8EU

Mr Podmore
Hillcrest Fole Lane
Hollington
ST14 5EE

Application no: SMD/2021/0208

Determined on: 30th December 2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Hillcrest Fole Lane Overton Hollington Staffordshire ST14 5EE

Description of Development:

Erection of a multi purpose agricultural building

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 and supporting documents:

2021-019-001 P4 Proposed Agricultural Building, received on 01/07/21

2021-019-002 P1 Site Plan, received on 01/07/21

Cover Letter, received on 12/05/21

for the reason(s) specified below:-

The proposal would cause unacceptable harm to the character and appearance of the open countryside. It is considered that the proposed building will be significantly larger than necessary for the holding, stock and storage levels proposed at its current size. While the applicant's legitimate intent is to develop a hobby farm, there were no livestock at the time of visit and insufficient evidence to support this building on this holding of this size. The proposal would not support the diversification of an existing farm enterprise and the applicant has failed to demonstrate an essential need for this development in the Open Countryside. As such, the agricultural justification does not outweigh the harm identified. The development is not supported by Local Plan, SS10 and SDC1 in the Staffordshire Moorlands Local Plan and Paragraph 83 in the National Planning Policy Framework.

Informatives

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The

Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. However, it was not possible to suggest amendments to overcome the concerns regarding the principle of the development as detailed above.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

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.
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