STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Lowndes
Red Bank Farm
Bagnall

Application no: SMD/2020/0357

Determined on: 14th June 2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Land At Red Bank Farm, Bagnall Road, Bagnall, Staffordshire

Description of Development:
Proposed hay & haylage store

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown on plan ref: 100-01, for the reason(s) specified below:-

1. The development would be inappropriate and, by definition, harmful to the Green Belt. The development would not be provided for by any of the exceptions listed at paragraphs 149 or 150 of the NPPF. Specifically, the development would not be a building for agriculture or an appropriate facility for outdoor sport and recreation. The development would not preserve openness and it would conflict with a purpose of including land within the Green Belt, namely by causing encroachment into the countryside. There are no considerations or circumstances that clearly outweigh that harm. In these regards the development would be contrary to policy SS10 of the SMDC Local Plan and the terms of the NPPF.

2. Under the terms of Local Plan policy DC3 the Council will protect local landscape by resisting development which would lead to prominent intrusion into the countryside. To the rear of the dwelling and its associated outbuildings and hardstanding, the gable of the proposed building would abut the edge of a parking area with its longest dimension (14.5m) extending out into in to the field and the countryside beyond. Beyond the edge of settlement development, to the north, the building would make a prominent intrusion into the countryside and this would be contrary to policy DC3 of the SMDC Local Plan.

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 such principle concerns and thus no amendments to the application were requested.

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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.

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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