

Mr David Byatt
Byatt Oliver Limited
Etruria Methodist Church Etruria Old Road
Stoke on trent
Staffordshire
ST1 5PE

Mr Elkin
Land West of Boundary Road
Boundary
Staffordshire
ST10 2NU

Application no: SMD/2021/0646

Determined on: 29th July 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 West of Boundary Road Boundary Staffordshire ST10 2NU

Description of Development:

Proposed Construction of a lambing shed and hay store

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: 5688-001b 5688-001 d Proposed scheme
001b 5688-002 Site Location Plans
Design and Access Statement
for the reason(s) specified below:-

1. It is considered that the proposed building will be significantly larger than necessary for the holding on which it is to be located. While the applicant's legitimate intent is to develop a commercial farm, there were no livestock present at the time of visit and insufficient evidence to support the proposed building on this holding of this size of 1.5ha. The applicant has also failed to demonstrate needed for this development in order to diversify the existing farm enterprise specialising in beef farming at Mount Pleasant farm on Cheadle Road. The development is contrary to policy SS10 in the adopted Staffordshire Moorlands Local Plan which states that the open countryside outside settlements and Green Belt will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The proposal is also contrary to Paragraph 83 in the National Planning Policy Framework.

2. The proposed development would introduce substantial hardstanding that would create a stark and urbanising feature within the countryside at the edge of the hamlet of Boundary. The proposal would cause unacceptable harm to the character and appearance of the open countryside contrary to Policy SS10 and Policy DC1 of the adopted Staffordshire Moorlands Local Plan and advice within the National Planning Policy Framework.

Informatives

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.

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.
 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.
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