

Mr Robert Watkins
Graham Watkins & Co
57 Derby Street
Leek
Staffordshire
ST13 6HU

Mr Davenhall
Banktop Farm
Banktop Road
Blakeley
Staffordshire
ST10 2PN

Application no: SMD/2022/0315

Determined on: 4/8/2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Banktop Farm Dilhorne Road Blakeley Staffordshire ST10 2PN

Description of Development:

The proposed building is a purpose built agricultural livestock building, which will be utilised to house the cattle in the holding at Bank Top farm. The building will be of portal frame construction, measuring some 75ft x 40ft, with a 12ft eaves height. The building will be finished with concrete panels to 2 meters in height with metal clad thereafter.

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in plans referenced as Location Plan, Site Plan, and Proposed Elevations, that were submitted with the application, for the reason(s) specified below:-

1. The development by design, when considered against the stated purpose, is not obviously a building for agriculture. There is considerable doubt, therefore, that the building would not be inappropriate development in the green belt. It is probable therefore, that the building would be inappropriate and, by definition, harmful to the Green Belt. The development is contrary to the NPPF and policy SS10 of the adopted SMDC Local Plan 2020. There are no other considerations or very special circumstances that would clearly outweigh that harm.
2. The development would make a prominent intrusion into the countryside by occupying high ground on a ridge line location above steeply sloping land falling to the north east and south west. The development would be visible, across open ground, from the lower ground to either side of the ridge. From the lower ground the development would appear obtrusive, exposed and isolated within the countryside, without particular context. The development would not enhance the local landscape and as such it does not garner specific support from Local Plan policy DC3. The development would be harmful to the character and appearance of local landscape and the proposal is contrary to policy DC3 of the adopted SMDC Local Plan 2020. The harm that would occur to local landscape, would not be outweighed by any benefit to the rural economy or community that might be otherwise supported by 'other rural area' strategy at SS10 of the adopted SMDC Local Plan 2020.

3. The development would be detrimental to the setting and significance of the designated heritage assets (Grade II listed farm house and barn) within the historic 18th Century farmstead to the south. It would dominate the high ground above the farmstead to the north. It would appear overly obtrusive and prominent on approach, along the access track from the north, and disrupt views of the listed barn as it is revealed. The enclosed and intimate character of the approach would be opened up and given over to excavations that would make way for new areas of yard and the proposed building. The less than substantial harm that would occur to the setting and significance of the designated heritage assets, would not be outweighed by any public benefits, in addition to any benefits to the rural economy or community that might be otherwise supported by 'other rural area' strategy at Policies SS10 and DC2 of the adopted SMDC Local Plan 2020.

Informatives

It is considered that the development is unsustainable and does 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.

X 

Signed by: Jane Colley Signature

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.
- 1.