

Ms Daniela Phillips
Green 4 Architects
The Barn Hopwell Lane
Derby
DE72 3RW

Mr Phillips
Thorncroft Farm
Leek
ST13 8TW

Application no: SMD/2022/0144

Determined on: 26th August 2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Thorncroft Farm Blackshaw Lane Blackshaw Moor Leek Staffordshire ST13 8TR

Description of Development:

The proposed development comprises two detached houses – one being the rejuvenation of the existing farmhouse, which is unchanged in terms of its footprint or external appearance and the other comprising a newly built house that sits within the footprint of the previous agricultural outbuildings. The erection of a proposed double garage

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:

220411 G40062 A001

220411 G40062 A002

220411 G40062 A003

220411 G40062 A004

220411 G40062 A005

220411 G40062 A500

220411 G40062 A200

220411 G40062 A101

220411 G40062 A100 for the reason(s) specified below:-

1. The site is located within the open countryside where development will only be permitted if an essential need can be demonstrated. No such need has been demonstrated and the proposal fails to comply with the acceptable forms of development as set out in policies SS10 and H1 of the adopted Staffordshire Moorlands Local Plan. The development would not be well related to the existing pattern of development of Blackshaw Moor as it sits outside of the built form of development to the east of the A53 and will create a sporadic pattern of development; and prominent

intrusion into the countryside, contrary to policy H1 of the adopted Staffordshire Moorlands Local Plan.

2. The proposed new dwelling would appear incongruous and would dominate the application site due to its cumbersome scale, design and stark modern materials that does not relate well with the existing farmhouse and its surrounding area. The application would be contrary to SS1, SS9, H1 and DC1 of the adopted Staffordshire Moorlands Local Plan, the adopted Staffordshire Moorlands Design Guide and advice within the NPPF.

Informative

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 recommend changes to overcome the harm arising from the principle of the development.

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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