

Mr Jonathan Hargreaves
EPOCH Architecture Ltd
12 Robin Hill
Biddulph Moor
Staffordshire
ST8 7NN

Mr Kavanagh
35 Windsor House
Biddulph
ST8 7HP

Application no: SMD/2022/0645

Determined on: 1st March 2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

35 Windsor House, Hot Lane, Biddulph Moor, Staffordshire, ST8 7HP

Description of Development:

Construction of new agricultural building to provide storage, stable block for horses and breeding of sheep

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 ref: P307 200A EP01; P307 201A PP01; P307 202 PP02; P307 203A EP02; P307 204A PP03; and P307 205A LP01, for the reason(s) specified below:-

The development would be inappropriate development in the Green Belt and, by definition, harmful to the Green Belt because it would not be provided for by any of the exceptions that appear on the closed list at paragraphs 149 and 150 of the NPPF. Specifically, the building is for a mixed use purpose, which would be neither provided for agriculture or an appropriate facility for outdoor sport and recreation. The development would fail to preserve openness and would conflict with the purposes of including land in the Green Belt. There are no other considerations, amounting to very special circumstances, that would clearly outweigh that harm.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. The authority's concerns were raised with the applicant prior to determination, however, they were unable to overcome such principle concerns and thus no amendments to the application were requested.

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.