STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Josh Whitehill
Inventive Design Associates
57 Station Road
Cheadle Hulme
United Kingdom
SK8 7EF

Red Cow Inn Ash Bank Road
Werrington
Staffordshire
ST9 0DT

Application no: SMD/2023/0229

Determined on: 28/06/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Red Cow Inn Ash Bank Road Werrington Staffordshire ST9 0DT

Description of Development:
External alteration including new paving, stairs, pergola and associated landscaping

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 submitted with the application ref: Location Plan, 2315-101, 2315-102, 2315-301, 2315-302, and 2315-401, for the reason(s) specified below:-

1.The development would be inappropriate in the Green Belt and, by definition, harmful to the Green Belt - it would not preserve openness and would result in countryside encroachment, conflicting with the aims and purposes of including land within the Green Belt. There would also be harm to:

- the character and appearance of the area and the setting of Werrington (with the introduction of an imposing urban construction that would make an intrusion into the countryside and not be of sensitive design and appearance that would respect the rural character and appearance of the area); and,
- the amenity and living conditions enjoyed by the adjacent residential neighbour at 494 Ash Bank Road through noise and disturbance (there would be considerable change to the character and intensity of activity and uses within proximity of their side elevation).

Planning permission should not be granted because it is not apparent that any other consideration would amount to 'very special circumstances' that clearly outweigh the harm to the Green Belt and the other harms that would result from the proposal. In these respects, there is conflict with the NPPF and policies SS10, DC3, DC1, SD4 and T1 of the adopted Staffordshire Moorlands Local Plan.

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

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.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

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.