

Mr Steven Finney
Greenfields Farm
Crowbrough Road
Leek
United Kingdom
ST13 8QR

Application no: DET/2023/0027

Determined on: 29/09/2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) (AS AMENDED) ORDER 2015**

**PRIOR APPROVAL REQUIRED
AND DETAILS SUBMITTED REFUSED**

Staffordshire Moorlands District Council hereby **REFUSE** approval for the siting and appearance of the development proposed for

Application to determine if prior approval is required for Steel frame with fibre cement roof and Yorkshire boarding at Greenfields Farm Crowborough Road Lask Edge

in accordance with the submitted application, details and accompanying 1:2500 location plan for the following reason:

Development under the GPDO(2015) Schedule 2 Part 6 prior notification procedure is not permitted where any part of the development would be within 25 metres of a metalled part of a trunk road or classified road – as set out at paragraph A.1 (h). The submitted location plan shows this proposal to come within c.12m of the metaled road surface of Crowborough Road which is a C class classified road. The proposed development is therefore not compliant with GPDO(2015) Schedule 2 Part 6 due to its position within 25m of the metalled part of a classified road – Crowborough Road Class C.

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Informatives

1. In order to obtain permission to erect the proposed building extension **it will be necessary to make a full application for planning permission** for the erection of a building (on land used for agriculture for agricultural purposes).
2. The applicant should note that if either one or both of the two dwellings at the nearby Molehouse Farm are not occupied for or in connection with agriculture this would present a further reason that the proposal cannot be determined under Part 6.

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.