STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Adam Gregory
Forefront Development Consulting Ltd
4 Ridge House Ridge House Drive
Stoke-on-Trent
Staffordshire
ST1 5SJ

Mr Goldstraw
C/o Agent

Application no: SMD/2023/0464

Determined on: 27th November 2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
LAND TO NORTH EAST OF Edgefields Lane Brown Edge Staffordshire

Description of Development:
Outline Planning application with all matters reserved for a proposed detached dwelling

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:

-23-110-01 Proposed site and block plan
-23-110 Design and Access Statement
-4205 (1) Topographical survey
-Preliminary Ecology Appraisal
-Tree Report

for the reason(s) specified below:-

1. The proposal is not considered to be 'infill development' and does not meet any of the other exceptions set out in National Planning Policy Framework's Green Belt Policy. The proposal is therefore inappropriate development in the Green Belt. There are no very special circumstances to outweigh the harm to be Green Belt by way of inappropropriateness and harm to openness. As a result, the development would be contary to Policy SS10 and Policy H1 of the adopted Staffordshire Moorlands Local Plan 2020 and the NPPF.

2. The site is a large greenfield site located on an embankment that would be visible in a number of public views given its vantage point in relation to the serving road. The proposed dwelling would be a prominent feature, and this would be exacerbated by the

significant driveway around the site that would require extensive works and hardstanding to create a dwelling on site. The effect of an additional dwelling within the rural area seen against the backdrop of the open fields to the western front looking on from Ball Lane would render it an unacceptably harmful to the appearance of the area and as a prominent intrusion into the open rural landscape. Consequently, the location of the development would conflict with Policies SS10, H1 and DC3 of the adopted Staffordshire Moorlands Local Plan 2020 and the NPPF.

3. The proposal fails to have regard to the Preliminary Ecology Appraisal that was submitted as part of the application. The applicant has not followed the recommendation set out in the survey to ensure each habitat has been properly assessed for the presence and/ or the potential presence of protected species. IAs a result there is a failure to demonstrate that bio-diversity interests would not be harmed The application would therefore contrary to Policy NE1 of the adopted Staffordshire Moorlands Local Plan 2020 and the NPPF.

Informatives

Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and did not conform with the provisions of the NPPF (2019). It is considered that the applicant is 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

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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.