STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Amanda Olley
Summit Planning Associates Ltd
85 Great Portland Street
London
W1W 7LT

Mr&Mrs Daniels
Hill View Farm Tower Hill Road
Mow Cop
Staffordshire
ST7 3PS

Application no: SMD/2023/0377

Determined on: 15th February 2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
HILL VIEW FARM Tower Hill Road Mow Cop Staffordshire ST7 3PS

Description of Development:
Replacement farm 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:
-Dwg No. 2196-XX-XX-XX-DR-A-0102 RevA - Existing and Proposed Site Plan
-Dwg No. 2196-XX-XX-XX-DR-A-0103 RevA - Proposed GF Plan
-Dwg No. 2196-XX-XX-XX-DR-A-0104 RevA - Proposed FF Plan
-Dwg No. 2196-XX-XX-XX-DR-A-0106 RevA - Proposed Elevations Sheet 01
-Dwg No. 2196-XX-XX-XX-DR-A-0107 RevA - Proposed Elevations Sheet 02
-Dwg No. 2196-XX-XX-XX-DR-A-0110 - Existing GA Plan
-Dwg No. 2196-XX-XX-XX-DR-A-0111 - Existing Elevations

for the reason(s) specified below:-

The replacement building is of the same use however, will be materially larger than the one it replaces and would have a greater impact on the openness of the Green Belt than the existing development. As such the development would be inappropriate in the Green Belt, harmful by definition,Any harm to the Green Belt must be given substantial weight and planning permission can not be granted except in very special circumstances. Such circumstances will only exist where harm to the Green Belt, and any other harm resulting from the proposal, is clearly outweighed by other considerations. No very special circumstances have been advanced. The proposal is therefore contrary to Local Plan Policy SS10 and the NPPF

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Informatives

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 suggest amendments to overcome the harm in principle identified above.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

disability confident EMPLOYER

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.

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.

1