

Planning Design Practice Ltd
3 Woburn House
Derby
DE1 1UL

Williamson
c/o agent

Application no: SMD/2024/0277

Determined on: 22nd August 2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Mill Farm, Gratton Lane, Gratton, Staffordshire

Description of Development:

Erection of a new dwelling

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in submitted plans ref: 001-006, for the reason(s) specified below:-

1. The proposed replacement of the agricultural building with a dwellinghouse would be inappropriate development and, by definition, harmful to the Green Belt. The development would not be provided for by any of the exceptions that appear in the closed lists within the NPPF. The replacement building would appear materially larger than the building that it would replace and because of a greater mass, bulk and height; and, a positioning further away from pre-existing development and into undeveloped land, would be harmful to the visual and spatial aspects of Green Belt openness. The considerations that have been advanced by the applicant, including that of the 'fall back' position provided by the recent Class Q prior approval, do not amount to circumstances that clearly outweigh the harm to the Green Belt and the other harms that would result from the development. In these regards there would be conflict with the terms of the NPPF and policy SS10 of the Staffordshire Moorlands Local Plan 2020.
2. The replacement building would be built on and needlessly adversely impact upon multiple wildlife habitats on site, as identified in the Elite Ecology Preliminary Ecological Appraisal, submitted with the application. The root protection areas for nearby affected trees have not been surveyed and the application does not demonstrate that loss of habitat can be satisfactorily mitigated and that the recommendations of the ecologist can be integrated into the development. In these regards there would be conflict with policy NE1 of the Staffordshire Moorlands Local Plan 2020 and the terms of the NPPF.
3. Overall the application does not demonstrate that there would be such benefit delivered with the application proposal to constitute very special circumstances to over-ride 'inappropriate development in the Green Belt', such that it should be favoured over the existing approval to change the use of, and convert, the existing shed. Rather, it is considered that the

development proposed with this application would be a more harmful form of development for all of those reasons set out above.

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 *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.