

Mr Rob Duncan
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Mr Clement
Ball Green Farm
Ball Green
Stoke-on-Trent
ST6 8AR

Application no: DET/2024/0035

Determined on: 25th September 2024

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

PRIOR APPROVAL REQUIRED AND REFUSED

DESCRIPTION OF DEVELOPMENT:

Erection of agricultural storage building at Ball Green Farm, Gorsey Bank, Ball Green, Stoke-on-Trent
(as shown and described in plans and details submitted with the application)

Staffordshire Moorlands District Council hereby **REFUSES** to grant prior approval for the siting and design of the development described above, for the following reasons:-

The siting and design of the proposed development would have the effect of extending and expanding the capacity of an existing livestock building that occupies a sensitive location within proximity of residential neighbours. The result would be an unreasonable loss of amenity for those residents that would be within close proximity of the farm development. Regular vehicle movements to and from the development and general activity associated with the development, would cause excessive noise and disturbance. In these regards there would be conflict with policies DC1 and SD4 of the Staffordshire Moorlands Local Plan 2020 and the terms of the NPPF and therefore the prior approval for the siting and design of the development is required and refused.

X 

Signed by: Jane Curley

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.