

Mr Mike Carr
MAT DESIGN LIMITED
17 Brookside Avenue
Ecclestone
St Helens
WA10 4RN

Mr Quinn
Land to the north of Moorside Farm
Eaves Lane
Stoke on Trent
Staffordshire
ST2 8LY

Application no: SMD/2024/0486

Determined on: 23rd December 2024

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

MOORSIDE FARM LAND TO THE NORTH, Eaves Lane, Armshead, Staffordshire

Description of Development:

Change of use of land to a 2 pitch family gypsy & traveller site with associated operations
(part of the development has already been carried out)

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in plans submitted with the application ref: 01 - SITE LOCATION PLAN, 02 - EXISTING AND PROPOSED SITE PLANS, and 03 - PROPOSED SITE PLAN WITH DAY ROOM FENCE AND GATE ACCESS DETAILS, for the reason(s) specified below:-

There has been substantial harm to the Green Belt by reason of inappropriateness, harm to the openness of the Green Belt and conflict with the purposes of including land within the Green Belt. This would be compounded with the completion of the development as proposed, and this provides a strong reason for refusing planning permission. The development is not provided for by any of the exceptions at Chapter 13 of the NPPF - the land is not previously developed and is not 'Grey Belt'. Planning permission should only be granted if 'very special circumstances' clearly outweighs the harm to the Green Belt and any other harms resulting from the proposal. It is also considered that the proposal causes significant harm to the character and appearance of the rural area, adverse impacts on the amenity of near neighbours and that it is in an unsustainable location. The development contravenes policies SS10, H4, DC1 and DC3 of the SMDC Local Plan 2020 and the terms of the NPPF. There are no considerations that amount to 'very special circumstances' that clearly outweigh those harms.

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.
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