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Mr Smallwood
Stanley Farm Bungalow Dial Lane
Congleton
Staffordshire
SK11 0RU

Application no: SMD/2024/0524

Determined on: 07/03/2025

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Stanley Farm Bungalow Dial Lane Congleton Staffordshire SK11 0RU

Description of Development:

Demolition of 2 agricultural buildings to be replaced by custom self-build house; installation of a package sewage treatment plant, installation of ground source heat pump pipe works, solar panels and the construction of 1.8m boundary wall.

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: C545 N1, N4, N5, N6, N7 for the reason(s) specified below:-

1. The application site is in the Green Belt. Policy SS10 'Other Rural Area's Strategy' of the Council's Local Plan (adopted September 2020) requires strict control over inappropriate development in the Green Belt. The National Planning Policy Framework (NPPF) in paras 154 and 155 sets out the forms of development which are not inappropriate development in the Green Belt. It does not include new-build dwellings and the particular residential proposal applied for does not accord with any of the other exceptions listed in those paragraphs. The proposal is therefore deemed to be inappropriate development in the Green Belt. There is also in this case conflict with the purposes of including land within the Green belt. Inappropriate development should only be approved where very special circumstances, considered to outweigh the harm to the Green Belt, have been demonstrated. However, the Council does not consider that such very special circumstances exist. The proposal is therefore contrary to Section 13 of the NPPF and Policy SS10 of the adopted Staffordshire Moorlands Local Plan (2020).

2. The proposed dwelling, by virtue of its flat-roofed form, design and materials does not harmonise with the rural character and appearance of the area amounting to significant harm to the visual amenities of the area. The proposal does not comply with policies SS10, H1 'New Housing Development' or DC1 'Design Considerations' of the adopted Staffordshire Moorlands Local Plan (2020), the Council's adopted Design Guide Supplementary Planning Document

(2018) or Section 12 of the NPPF.

Informative

1. 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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