

Mr Jim Malkin
JMI Planning
Carter Street
Uttoxeter
Staffordshire
ST14 8EU

Mr R Stevenson
c/o agent

Application no: SMD/2024/0538

Determined on: 28th March 2025

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Gorsty Hill Farm Gorsty Hill Road Upper Tean Staffordshire ST10 4EL

Description of Development:

Continued use of farm building for a mix of livestock housing, agricultural storage and in association with the log business.

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: 24/703/01, 24/703/02, & 24/703/02 Revised, 24/703/03, & 24/703/03 Revised, Location Plan for the reason(s) specified below:-

1. The proposal fails to demonstrate an essential need to be located in the countryside and is therefore unacceptable in principle. The site has been found to be in an unsustainable location, and is not compliant with Policy in that regard. It would amount to unsustainable development in the countryside. The proposal is thus found contrary to Staffordshire Moorlands Local Plan policies SS1; SS2 and SS10; and to the NPPF.
2. The building, is a large and visually intrusive agricultural building which is less than two years old and was originally granted planning permission on the basis that there was an essential agricultural need for the buildings, which clearly is not the case, the buildings having been constructed and used predominantly for industrial and storage purposes. As a result, the proposal is considered to be an unnecessary and unacceptable prominent intrusion into the countryside and is contrary to policies DC1 & DC3 of the adopted Staffordshire Moorlands Local Plan

Informatives

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable

development. As the application was found to be unacceptable in principle, there were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has nonetheless met the requirement in Paragraphs 39 of the National Planning Policy Framework.

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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