

Mr Phil Plant
Mid West Planning Ltd
10 High Stfreet
Madeley
TF7 5AQ

Mr Whilock
Little Blakeley Lane Farm
Blakeley Lane
Dilhorne
Staffordshire
ST10 2PT

Application no: SMD/2025/0221

Determined on: 03.07.2025

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Little Blakeley Lane Farm Blakeley Lane Dilhorne Staffordshire ST10 2PT

Description of Development:

Proposed Erection of an Agricultural Building For Livestock Accommodation

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:

101860/OAKLEY/001/PL01	Rev	1;
101860/OAKLEY/001/PL02	Rev	1;
101860/OAKLEY/001/PL03	Rev	2;
101860/OAKLEY/001/PL04	Rev	1;
101860/OAKLEY/001/PL05	Rev	1;
101860/OAKLEY/001/PL06	Rev	1;
101860/OAKLEY/001/PL07	Rev	1;
101860/OAKLEY/001/PL08	Rev	2.

for the reason(s) specified below:-

1. It is not appropriate to grant planning permission under Green Belt policy exemption for an agricultural building when it has not been demonstrated whether existing buildings on the site could be utilised (subject to necessary consents). The application does not provide specific justification for the need of the building when considering the long planning history of unauthorised developments (which includes the erection of buildings). The application is therefore contrary to policies SS1, SS2 and SS10 of the Staffordshire Moorlands Local Plan and section 13 'Protecting Green Belt land' of the National Planning Policy Framework (NPPF). The NPPF states that 'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of

inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.' No very special circumstances have been demonstrated.

2. The proposed building would be sited within an open setting of former field land, which would be highly publicly visible from surrounding roads. There would be visual harm to the character and appearance of the area, as well as Green Belt openness harm, arising from the siting, design and appearance of the building, as well as the extent of proposed earthworks (including cut-and-fill) and construction of the large yard area. The landscape, visual impact and openness harm is unacceptable especially given the absence of justification for the building in the context of the pre-existing site buildings. The application is therefore found contrary to policies SS1, SS2, SS10, DC1 and DC3 of the Staffordshire Moorlands Local Plan as well as sections 13 and 15 of the National Planning Policy Framework.

3. Biodiversity Net Gain is a material planning consideration. There is insufficient information to determine whether the Biodiversity Gain Condition is capable of being discharged. The application is therefore contrary to policies NE1 and NE2 of the Staffordshire Moorlands Local Plan, as well as section 15 of the National Planning Policy Framework.

Informative

1. 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.

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.