

Amanda Olley
Summit Planning Associates Ltd
85 Great Portland Street
London
W1W 7LT

Mr And Daniels
Hill View Farm Tower Hill Road
Mow Cop
Staffordshire
ST7 3PS

Application no: SMD/2025/0107

Determined on: 24th July 2025

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

HILL VIEW FARM Tower Hill Road Mow Cop Staffordshire ST7 3PS

Description of Development:

Replacement farm dwelling

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown and detailed in the plans ref: 2196 XX XX XX DR A 0101 E, 2196-XX-XX-XX-DR-A-0102 Rev C (revised plans submitted on the 14th July 25); 2196 XX XX XX DR A 0106 REV D, 2196 XX XX XX DR A 0107 REV D, 2196 XX XX XX DR A 0108, and 2196 XX XX XX DR A 0109 (revised plans submitted on the 2nd July 25); and 2196-XX-XX-XX-DR-A-0112 (submitted with the application), for the reason(s) specified below:-

1. The proposed replacement dwelling would result in inappropriate development in the Green Belt and there would, by definition, be harm to the Green Belt. It would be in the same use as the building it would replace but would be materially larger. The development would not therefore, be provided for by any of the exceptions that appear at Chapter 13 of the NPPF. Substantial weight is attributed to that harm to the Green Belt. There are not any other considerations that would amount to very special circumstances to clearly outweigh the harm to the Green Belt and the other harms that would result from the proposal. There would be conflict with policies SS10 and H1 of the adopted SMDC Local Plan 20202 and the terms of the NPPF (Dec 2024).

2. The proposed development would introduce design elements that would be at odds with the area's vernacular architecture and its rural character and appearance. The development would be harmful to the character and appearance of the area and result in a prominent intrusion in the ancient slope and valley farmland landscape. There would be conflict with policies SS10, H1, DC1, and DC3 of the adopted SMDC Local Plan 2020, policy DES1 of the Biddulph Neighbourhood Plan, the terms of the NPPF, and the Council's design SPD and SPG.

3. There are no other considerations that amount to 'very special circumstances' that would clearly outweigh the harm to the Green Belt and the other harms that would result from the proposal:

- the proposed replacement dwelling would not provide a design solution that would be obviously better than a scheme of enlargement that might otherwise be achieved under the 'fall back' of permitted development allowances; and,
- the applicant has failed to demonstrate an agricultural justification for the existing dwelling to be replaced and for a new, larger dwelling to be provided on the site and, overall, the applicant's personal circumstances and needs do not demonstrably outweigh the harms.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Officers explored with the applicant's agent the possibility of key concerns being addressed. However, ultimately it is considered that the applicant is unable to overcome such principle concerns and thus amendments to the application were not considered to be acceptable.

X *Jane Curley*

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.