

## DELEGATED DECISION REPORT

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**SMD/2025/0472**  
**Valid 10/11/2025**

**1 ASH BANK ROAD**  
**WERRINGTON**

**APPLICATION FOR A  
PERMISSION IN PRINCIPLE  
FOR THE ERECTION OF A  
DETACHED DWELLING**

**(PERMISSION IN PRINCIPLE)**

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### MAIN ISSUES

- Impact on the Green Belt

### DESCRIPTION OF SITE

The site provides an open area of space, a stretch of 60m between the edge of the Potteries conurbation, to the west, and a short row of dwellings, to the east. The site and the adjacent dwellings to the east are in the Green Belt and lie outside of the Werrington settlement, defined in the SMDC Local Plan hierarchy as a 'larger village', some 700m further to the east.

The site presents to the pavement edge with a hedgerow at its southern boundary, and is contained to the north by a tributary to the River Trent. The water course cuts a steep treelined incision, which from the pavement appears as woodland edge. The other side of the tributary, to the north, the land is open to farmland.

### PROPOSAL

The application seeks a permission in principle to build a single detached dwelling on the site.

The application includes a location plan and a statement.

### RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

#### Local Plan (adopted 9<sup>th</sup> September 2020)

SS1 Development Principles  
SS2 Settlement Hierarchy  
SS10 Other Rural Areas Area Strategy  
H1 New Housing Development  
DC1 Design  
T1 Sustainable Transport

#### National Planning Policy Framework

### SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

05/00142/OUT Erection of 2 dwellings (outline). REFUSED  
05/01071/OUT Erection of a dwelling (outline). REFUSED.

SMD/2014/0019 Proposed replacement building to form new ancillary accommodation. APPROVED.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 13/12/2025

Neighbour consultation period ends: 13/12/2025

Press Advert: N/A

### **Public Comments**

One neighbour objection:

Concerned about this application for safety reasons, our property is situated at the bottom of the bank on a dangerous bend with poor visibility when exiting the drive. The increase of site and trade vehicles if this went ahead with inadequate onsite and offsite parking would increase the danger on this already dangerous road layout and further hinder the exiting and entering of our properties drive.

### **Town / Parish Comments**

Werrington PC: No response within consultation period.

### **Stoke on Trent City Council**

No response within consultation period.

### **Waste Collection**

No response within consultation period.

### **Staffordshire County Council Highways**

Conditional

There are 2 vehicle access points off Ash Bank Road, 1 providing access to No. 1 Ash Bank Road and 1 to the garden area/application site.

No floor plan of the property or plan identifying parking has been submitted with the application.

Staffordshire Moorlands Parking Standards state that a property of up to 3 bedrooms requires 2 parking spaces (2.4m x 4.8m each space) for residents and visitors. A property of 4 or more bedrooms requires 3 parking spaces (2.4m x 4.8m each space). The Parking Standards also state that a single garage should measure 3m wide by 6m long or a double garage should measure 6m wide by 6m long (minimum internal dimensions).

I have no objection subject to the following being secured via conditions:

Any future planning applications will require full details which shall include,

- ☐ Access details, including visibility splay
- ☐ Car Parking and turning for the proposed dwelling to meet with Staffordshire Moorlands District Council Parking Standards (2.4m x 4.8m each space).

Note to Planning Officer:

This approval is only relating to in principle of the development.

Access details should include visibility splays 2.4m x 4.3m with no obstructions over the height of 600mm, material type for construction, position or removal of gates and gradients.

Parking should meet with the Parking Standards and turning should be demonstrated.

## **OFFICER COMMENTS**

### **Introduction**

The scope of permission in principle applications is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Where permission in principle is granted by application, the default duration of that permission is 3 years. Local planning authorities must specify the location of the site, the type of development and provide an indication of the amount of development the site has permission in principle for. The amount of residential development must be expressed as a range, indicating the minimum and maximum net number of dwellings (ie taking in to account any existing dwellings on the site) which are, in principle, permitted. It is not possible for conditions to be attached to a grant of permission in principle and its terms may only include the site location, the type of development and amount of development.

### **Impact in the Green Belt**

The site is within the Green Belt to the edge of the Potteries conurbation, Stoke on Trent City Council, and remote from the edge of the 'larger village' of Werrington.

In the Green Belt development is inappropriate and harmful, by definition, unless it is provided for by one of the exceptions that appear on the closed lists at Chapter 13 of the NPPF. Any harm to the Green Belt must be attributed substantial weight and planning permission cannot be granted unless there are other considerations, amounting to 'very special circumstances', that clearly outweigh that harm.

The application proposal would provide housing development however, the site is not within a village and the development would not make a limited infill; the development would not provide affordable housing for a local community need; and the site is not previously developed land. In all of those considered respects the listed exceptions do not apply to the development proposed.

The applicant suggests that the development would utilise 'grey belt' land and that the exception at paragraph 155, introduced in December 2024 by the updated NPPF, would apply. Grey belt is defined for the purposes of the NPPF as land in the Green Belt that does not strongly contribute to any of the purposes (a), (b), or (d) in paragraph 143. These purposes are: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; and, to preserve the setting and special character of historic towns.

The site provides and is part of a significant swathe of open undeveloped space immediately and directly to the edge of the Potteries conurbation. The Green Belt between Stoke on Trent to the west and the village of Werrington to the east provides a band between these built up areas. The loose line of dwellings between these two built up areas provide a scattered ribbon of development in the Green Belt that, significantly, is broken up by notable gaps and open spaces, such as that provided by the application site. In these respects the application site is land that makes a strong contribution to the purposes of checking the unrestricted sprawl of a large built up area. The built up area to the west of the Green Belt provide the residential wards and

suburbs of Stoke on Trent that spread, eastwards, uninterrupted from the central town of Hanley. The application site, particularly because it is immediately to the edge of Stoke on Trent, and others like it within the band of Green Belt, provide a visual and spatial break that checks the spread of Stoke on Trent and prevents a chain of development from linking and sprawling from the edge of the City toward the semi-rural village of Werrington.

In these regards, the site is land that makes a strong contribution to purpose (a) at paragraph 143 of the NPPF. The land therefore is not 'grey belt' and the exception at paragraph 155 does not apply. The proposed development would be inappropriate development in the Green Belt and conflict with the aims and purposes of including land in the Green Belt. There would be significant harm to the Green Belt. Substantial weight is attached to that harm and planning permission should not be granted unless there are other considerations, amounting to 'very special' circumstances, that clearly outweigh that harm.

The Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites and the provision of a single dwelling would make a small contribution to housing supply and there would be some small economic and community benefit associated with the development. However, the application of the policies in the NPPF that protect an area of particular importance, the North Staffordshire Green Belt to the edge of Stoke on Trent, provide a strong reason for refusing the development proposed and the small housing contribution would not be a matter which, on its own, would clearly outweigh the harm.

There are no other considerations that would clearly outweigh the harm.

### **Traffic Impacts of the Development**

An objector to the proposal is concerned that the development would increase the use of an access that is on a blind bend with limited visibility and cause a highway danger. The concern is answered by the consultee response from the Highway Authority who are satisfied that necessary parking and access visibility could be provided and secured. An objection on highway grounds could not be sustained and it would not provide a strong or robust reason to refuse the application.

### **CONCLUSION / PLANNING BALANCE**

The proposed development would be inappropriate development in the Green Belt and conflict with the aims and purposes of including land in the Green Belt. There would be significant harm to the Green Belt. The application of the policies in the NPPF that protect an area of particular importance, the North Staffordshire Green Belt to the edge of Stoke on Trent, provide a strong reason for refusing the development proposed. There are no considerations that clearly outweigh the substantial weight that is attached to that harm. There would be conflict with SMDC Local Plan Policy SS10 and the terms of the NPPF.

**OFFICER RECOMMENDATION : REFUSE**

**Case Officer: Ben Hurst**

**Recommendation Date: 15<sup>th</sup> December 2025**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**