

Mr Andrew Dukesell
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50 Broad Street
Leek
Staffordshire
ST13 5NS

Mr Oliver
Land Adjacent to Fulwood
School Road
Bagnall
ST9 9JP

Application no: SMD/2025/0197

Determined on: 19th January 2026

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

REFUSAL OF OUTLINE PLANNING PERMISSION

Location of Development:

Land Adj Fulwood, School Road, Bagnall, Staffordshire

Description of Development:

Bungalow with garage

In pursuance of their powers under the above-mentioned Act, Staffordshire Moorlands District Council, hereby **REFUSE** OUTLINE PERMISSION for the development described above on land identified in location and site plans submitted with the application ref: PL01 and PL02, for the reason(s) specified below:-

The application of the policies in the NPPF that protect an area of particular importance, a designated heritage asset (Bagnall Conservation Area), provide a strong reason for refusing the development. The proposed development would, for the purposes of the NPPF, result in less than substantial harm, of a high degree, to the setting of the Conservation Area. The small benefits that would be associated with the development do not amount to 'Public Benefit' that outweigh the great weight that is given to the conservation of the designated heritage asset's significance and the less than substantial harm that would occur to its setting. There would also be harm to the setting of the settlement and the distinctly rural character and appearance of the area. The harm to the setting of the Conservation Area and the harm to the setting of the settlement and the distinctly rural character and appearance of the area, are adverse impacts that would significantly and demonstrably outweigh the small benefit that would be associated with the development. There would be conflict with policies SS9, SS10, H1, DC1, DC2 and DC3 of the SMDC Local Plan 2020 and the terms of the NPPF.

Informatives

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 principal 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.