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Mr Elkin
Mount Pleasant Farm
Cheadle Road
Forsbrook
Staffordshire
ST11 9QD

Application no: SMD/2014/0523

Determined on: 23/10/2014

**Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure)(England) Order 2010**

REFUSAL OF PLANNING PERMISSION

Location of Development:

LAND AT CALVERHAY FARM, UTTOXETER ROAD, BLYTHE BRIDGE,
STAFFORDSHIRE, ST11 9JG

Description of Development:

Outline planning permission for erection of 4 dwelling houses with details of layout and access.

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: 1407/08/01 for the reason(s) specified below:-

1. The proposed residential development does not fall under the criteria of development that can be exceptionally allowed in the Green Belt listed under paragraph 89 of the Nation Planning Policy Framework (NPPF) and therefore the proposal is deemed to be inappropriate development in the Green Belt which by definition, in paragraph 87, is harmful to the Green Belt and should not be approved except in very special circumstances. The Council considers that no very special circumstances have been adequately demonstrated in the application that could be considered to outweigh the harm to the Green Belt or outweigh the operation of Green Belt policy. Furthermore, the site is located in an area defined as being in an "Other Rural Area" in the Council's Core Strategy (adopted March 2014) and policies SS6c and R2 of the Core Strategy do not allow new housing in such areas unless it is affordable or local needs housing.

2. The proposal would lead to the loss of a front boundary hedgerow and significant trees within the site which contribute positively to the appearance of the site and the application does not show any adequate proposed replacement of these features. Therefore the proposal would be contrary to Policy DC1 of the Council's Core Strategy (adopted March 2014) which aims to ensure, amongst other things, that new development respects the site in

terms of landscaping and protects the amenity of the area in terms of soft landscaping.

Informative

1. Prior to the determination of the application the Council advised the applicant (via a phone call to the applicant's agent) that the principle of such development is unsustainable and did not conform with the provisions of the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

Signed 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.
2. 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. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
3. 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.