STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Keith Evans
Town & Country Planning Services
PO Box 45
Colwyn Bay
LL57 5ED

Mr Mrs Jones
455 New Street
ST8 7LP

Application no: SMD/2016/0456

Determined on: 12/10/2016

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
455 New Street Biddulph Moor Staffordshire ST8 7LP

Description of Development:
Material change of use of curtilage land for siting one residential caravan with shared use of existing site access

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and detailed in the following submited plans: 1:500 Proposed Site Plan; 1:200 Proposed Layout Plan; 1:200 Elevation Drawings; 1:200 North Proposed Street Elevation; and 1:200 West Proposed Street Elevation, for the reason(s) specified below:-

1. A single pitch caravan site would provide only relatively poor quality residential accommodation, particularly for persons with mobility challenges, within the centre of this 'Larger Village'. As such, the proposed use of land would not contribute positively to the social and environmental improvement of the Staffordshire Moorlands in terms of delivering 'quality' affordable homes to meet the needs and aspirations of the existing and future communities; and a safe, healthy environment. This would be contrary to the Spatial Strategy Policy SS1 of the Staffordshire Moorlands Core Strategy.

2. The proposed site is long and narrow and would result in a very cramped layout where a 'holiday park' style static caravan would be squeezed between a large detached dwelling on one side and an area of communal public open space on the other and the curtilage and space surounding the exising dwelling would appear strangely truncated. In terms of its proportions, layout and relationship with adjacent plots and buildings the site would not relate well to the scale, arrangement, character and appearance of the surrounding development. As such, the proposed use of land would fail to deliver an attractive and well maintained environment; maintain, enhance, positively contribute to and compliment the local distinctiveness and special character of the village and its setting. The proposed use would not respect the proportions of the site and its surroundings and promote

a positive sense of place and identity through its scale, layout, siting, character and appearance. The proposal would therefore be contrary to the Spatial Strategy Policies SS1 and SS6a; and Design Policy DC1 of the Staffordshire Moorlands Core Strategy.

3. The 'holiday park' style static caravan would have very restricted front and rear out look that is no more than 2.5 metres to the boundary walls on each side, while remaining land within the site for personnel circulation, play , amenity and storage would be very limited in terms of its size and ability to function as useable space. Poor quality residential accommodation would be provided where the residential amenity of future occupiers had not been protected. As such the proposed use of land would be contrary to Spatial Strategy Policy SS1; Housing Policy H3; and Design Policy DC1 of the Staffordshire Moorlands Core Strategy.

4. The proposed caravan site does not provide adequate parking and turning space that would enable a car to enter and leave the site in a forward gear. This would introduce a new danger to users of New Street which is a C classified road in a busy village centre location and compromise a healthy, safe and well maintained environment. As such, the proposed use of land would be contrary to Spatial Strategy Policy SS1; Housing Policy H3; and Design Policy DC1 of the Staffordshire Moorlands Core Strategy.

Informatives

It is considered that the proposals are unsustainable and do not conform with the provisions of the Staffordshire Moorlands Core Strategy and the NPPF. It is considered that the applicant is unable to overcome such principle concerns and thus no amendments to the application were requested.

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council

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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.

3. 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.

4. 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.

5. 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

6. 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.

7. 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.