STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Malcolm Sales
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Churchill suite Lulworth House
Stoke-On-Trent
ST10 1AR

Mr Wilkinson
The Raddle Inn Quarry Bank
Stoke-On-Trent
ST10 4HQ

Application no: SMD/2017/0398

Determined on: 29th September 2017

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
The Raddle Inn Quarry Bank Hollington Staffordshire ST10 4HQ

Description of Development:
Alterations and extension at The Raddle Inn and erection of 3 Holiday Lodges.

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:

1703/17/02
1703/17/03
1703/17/04
1703/17/05 – Amended version submitrted to the Council via email on the 25th September 2017

for the reason(s) specified below:-

1. The proposed lodges constitute an unsustainable form of development given that the site is greenfield, Hollington is a 'smaller village' (as defined in the Development Plan) with a low population, very few services, facilities or tourist attractions and barely any public transport. The location of the proposed lodges would therefore encourage journeys by private car. Consequently, the proposals would be contrary to Development Plan policies T1, SS1a, SS6b, SS7, E3, R1 and the Churnet Valley Masterplan. As a result, aspects of the vision, aims and objectives and strategies of the Core Strategy would be threatened and undermined. The proposals would also not adhere to the sustainability thread running through the NPPF or section 4 of the NPPF, which seeks to promote sustainable transport.

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Informative

1. The LPA has liaised with the applicant throughout the process of appraising and determining the application. Additional information and amended plans have been submitted during this process. Although some initial concerns have been overcome it has not been possible to overcome the fundamental concern of locational sustainability. Paras 186 & 187 of the NPPF have been adhered to though a sustainable form of development has not been achieved.

X B.J. Haywood

Signed by: Ben Haywood

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.

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