STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

CTD Architects
Clerk Bank House
Clerk Bank
Leek
Staffordshire Moorlands
ST13 5HE

Mr Butler
Peak Wildlife Park
Ellastone Road
Winkhill
ST13 7QR

Application no: SMD/2017/0351

Determined on: 24/04/2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Peak Wildlife Park ELLASTONE ROAD WINKHILL STAFFORDSHIRE ST13 7QR

Description of Development:
Retention of single storey, flat roofed, timber frame snack bar building with horizontal timber cladding to be used as additional accommodation to the existing café and erection of boundary fences.

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:
1721 AL01
1721 AL02
1721 AL03
1721 AL04 for the reason(s) specified below:-

1. The existing snack bar building by virtue of its form, design and siting and also the existing timber fences, by virtue of their design and siting, causes less than substantial harm to the traditional historic farmstead arrangement of rural stone buildings which also comprise two nearby listed buildings, in which the snack bar sits between, which comprise the wildife park staff building to the east of the site and a dwellinghouse (former farmhouse) immediately to the west within a neighbouring property. The public benefits of the proposal do not outweigh the harm which has been identified. Due to the harm to heritage assets and the failure of the building and fences to conserve or enhance the setting of listed buildings, the erection of the building and fences therefore does not comply with policies DC1 'Design Considerations' or DC2 'The Historic Environment' of the Council's adopted Core Strategy Development Plan document or government planning guidance contained in Section 12 'Conserving and enhancing the historic environment' of the National Planning Policy Framework (NPPF).

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Informatives

1. 1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF. Such matters have been discussed with the applicant with a view to seeking solutions, although such solutions have not been possible as the applicant has declined to amend the application.

2. The applicant is requested to remove the unauthorised snack bar building from the property and restore the site to its previous use within three months of the date of this decision.

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