STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Sammons Architectural
10 Cawdry Buildings Fountain Street
Leek
Staffordshire Moorlands
ST13 6JP

Mr Finney
The Caravan Cheadle Road
Alton
Staffordshire
ST10 4DH

Application no: SMD/2017/0819

Determined on: 06/07/2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
The Caravan Cheadle Road Alton Staffordshire ST10 4DH

Description of Development:
Change of use of land for 14 touring caravans pitches with separate camping/open space; facilities building & reception and associated works (Partially Retrospective)

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:
2013 1910 01A
2013 1910 02B
2013 1910 02C
2019 1910 3A
2013 1910 04B
2013 1910 05 for the reason(s) specified below:-

1. The application site is not considered by the Council to be in a sustainable location due to the distance from the nearest shops and services, the absence of nearby public transport and the inaccessibility to the nearest public rights of way which connect the nearest settlements and tourist attractions. The proposed caravan and camping site would lead to a significant increase in vehicle movements from both the arrival/departure of caravan tourists and campers and the need of tourist/campers to reach shops, services and tourist attractions. The proposal therefore does not represent sustainable tourism development and would therefore not comply with policies SS6c 'Other Rural Areas Area Strategy', SS7 'Churnet Valley Area Strategy', E3 'Tourism and Cultural Development' and R1 'Rural Diversification'. The application also does not demonstrate the need/demand for a caravan and camping site in this location and the proposal is therefore not in line with government planning guidance contained in Section 3 'Supporting a Prosperous Rural Economy' or Section 10 'Meeting the Challenge of Climate Change' of the National Planning Policy

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Framework (NPPF).

2. The proposed development of fourteen touring caravans together with hard-standings and two permanent structures would be visually prominent when viewed from the nearest public highways and public rights of way in the wider area and would be harmful to the rural character and appearance of the area and also to the wider 'Dissected Sandstone, Cloughs and Valleys' landscape which the Council's Landscape and Settlement Character Assessment (2008) defines as being very sensitive to change. The proposal would not comply with policies DC1 'Design Considerations', DC3 'Landscape and Settlement Setting', SS6c 'Other Rural Areas Area Strategy', SS7 'Churnet Valley Area Strategy', E3 'Tourism and Cultural Development' and R1 'Rural Diversification' of the Core Strategy and would also not be in line with Section 7 'Requiring Good Design' of the NPPF.

Informatives

1. 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 principle concerns and thus no amendments to the application were requested.

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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.

STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

8.