STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr David Byatt
Byatt Oliver Associates
Whitebridge Way
Stone
ST15 8LQ

Mr Heath
Blakehall Fishery New Close Fields
Cheadle
ST10 2NJ

Application no: SMD/2018/0212

Determined on: 6th August 2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
New Close Fields Blakehall Fishery Adderley Cheadle Staffordshire ST10 2NJ

Description of Development:
Proposed change of use and development comprising of camp site and touring caravan park with associated alterations and extension to the existing club house. Resubmission of SMD/2017/0539

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:
5276 - 002b
5276 - 003b
5276 - 004 for the reason(s) specified below:-

1. The proposal represents inappropriate development in the Green Belt. It is harmful by definition. It is not considered that the considerations put forward by the applicant clearly outweigh this harm such that very special circumstances exist. The NPPF requires decision makers to give substantial weight to any harm to the Green Belt. The proposal is therefore contrary to policies SS6c, E3 and R1 of the Staffordshire Moorlands Core Strategy and the National Planning Policy Framework (NPPF).

2. The site is not considered to be well connected to existing tourist attractions and facilities, by modes of transport other than the car and the provision of a caravan park of the size proposed, together with a campsite, would lead to a significant increase in vehicle movements in the area for visitors to reach attractions and services, resulting in an increase in emissions. Furthermore no evidence of need or demand has been provided for this type of tourist accommodation on this site. The proposal is therefore not considered to amount to sustainable tourism development and would therefore not comply with policies SS6c, E3 or R1 of the Staffordshire Moorlands Core Strategy and conflict with the NPPF.

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Informatives

1. Although the technical matters have been addressed in this resubmitted application, the fundamental issue of Green Belt principle remains outstanding. The case for the application is very weak and does not clearly outweigh the Green belt harm as required. The site is not in an accessible location and no evidence/information is presented with this application to address this outstanding issue or the matter of need or demand for this type of tourist accommodation on this site. As such the proposal does not deliver sustainable development in accordance with the National Planning Policy Framework.

X

Signed by: Jane Colley

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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