STAFFORDSHIRE
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DISTRICT COUNCIL
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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

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

Mr Salt
C/O Sammons Architectural Ltd

Application no: SMD/2018/0549

Determined on: 26/10/2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Land West Of Sutherland Road Longsdon Staffordshire

Description of Development:
Amenity Building

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: 2015-2087-01A,
2015-2087-02A for the reason(s) specified below:-

1. Green Belt policy contained in paras 145 and 146 of the National Planning Policy Framework (NPPF) lists the forms of development which are not inappropriate in the Green Belt. Although appropriate facilities for outdoor recreation, are listed as not being inappropriate, the proposed amenities building is not considered to be an appropriate facility as not only is the caravan site not established and there is no certainty that it will be established, the proposed building would contain facilities already present within caravans and is not considered essential for the operation of an outdoor leisure/recreational use. The proposal is therefore deemed to be inappropriate development in the Green Belt which is harmful to its openness and there are considered to be no very special circumstances which would provide benefits considered to outweigh the harm to the Green Belt or the operation of Green Belt policy. The proposal does not comply with Section 13 of the NPPF and in this respect is also contrary to Policy SS6c 'Other Rural Areas Area Strategy' of the Council's adopted Core Strategy Development Plan Document which requires strict control over inappropriate development in the Green Belt.

2. The proposed building is within Flood Zone 3, considered to have the highest risk of flooding. There are other parts of the site considered to have a lower risk of flooding but no justification has been given for why the building is not located in these areas. The

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application also does not include a Flood Risk Assessment. The proposed development therefore is considered to potentially be at the risk of flooding and does not comply with Policy SD4 'Pollution and Flood Risk' of the Core Strategy or Section 14 of the NPPF.

3. The application does not include details of foul drainage. As the proposed development requires foul drainage and is close to watercourses, it cannot be established if foul drainage is possible in this particular location without harming the immediate environment including the watercourses and protecting it from pollution and therefore the proposal does not comply with Policy SD4 'Pollution and Flood Risk' or Section 15 of the NPPF which aims to protect the natural environment.

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.

2. The applicant is advised that works undertaken to widen the vehicular access to the site appear to be unauthorised and therefore a planning application would be required to be submitted to seek retrospective approval for those works.

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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