STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Ms Beverley Poole
BP Architecture Ltd
93 High Street
Stoke-on-Trent
Staffordshire
ST8 6AB

Mr Anderson
Booths Garage
Rock End
Biddulph Moor
ST8 7NP

Application no: SMD/2018/0518

Determined on: 30/10/2018

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Booths Garage Rock End Biddulph Moor Staffordshire ST8 7NP

Description of Development:
Proposed siting of temporary static caravan to the South of Booths Garage

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:

18-065_AS(0)01 Rev A;
18-065_AS(0)02 Rev A;
18-065_AS(0)03 Rev A;
18-065_AS(0)04 Rev B;
18-065_AS(0)05 Rev B;
18-065_AS(0)06 Rev B;
18-065_AS(0)07 Rev B.

for the reason(s) specified below:-

1. The positioning of a static caravan on this site is inappropriate development within the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and Local Planning Authorities should ensure that substantial weight is given to Green Belt harm. The application fails to provide vital information concerning the intended use of the caravan, why it needs to be on this particular site and what is meant by 'temporary.' The failure to provide the requested information also results in it not being possible to assess whether there would be any highways impact. No very special circumstances have been advanced to clearly outweigh the harm caused by reason of inappropriateness and any other harm. The application is therefore contrary to policies SS1, SS1a, SS6c, R1, R2 and T1 of the Core

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Strategy Development Plan Document (Adopted March 2014) and the National Planning Policy Framework (2018) including sections 2, 9 and 13.

Informative

1. Paragraph 38 of the National Planning Policy Framework (2018) has been taken into account and as such during the course of consideration of the application the Council sought amendments to the drawings and also requested information to support the application. Whilst amended drawings have been submitted the applicant/agent has failed to provide any explanation of why the caravan is needed, what its intended use would be or what is meant by 'temporary.'

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.