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Simon W. Baker B.Ed MBA MIMSPA
Chief Executive

Mr Gez Willard
WW Planning
Paradise Farm Main Road
Staffordshire
ST10 4HX

Mr Willard

Application no: SMD/2018/0575

Determined on: 15th February 2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Land off Main Road Hollington Staffordshire ST10 4HX

Description of Development:
Proposed campsite including the construction of 6 bases for portable shepherd huts along with the siting of 12 tents and associated engineering works, access, parking and cycle store.

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:
5673-001F (Proposed Site Plan);
5673-1:200 (Location Plan dated 11th July 2018).

for the reason(s) specified below:-

1. By reason of the sites remote location, poor accessibility to surrounding services/facilities and inevitable reliance upon the motor vehicle for travel to/from the application site as well as catering for day-to-day needs, it is considered that the proposal would not represent sustainable development as required by the Framework. It is recognized that the scheme would bring about some limited economic benefits to the area but they would not be considered sufficient enough to outweigh the identified environmental harm of the development of an unsustainable site. The application is therefore contrary to the requirements of policies SS1, SS1a, SS6c, SD1, E3, R1 and T1 of the Core Strategy Development Plan Document (March 2014) and the National Planning Policy Framework including sections 2, 6, 9, 11 and 12.

2. The construction of internal access roads (including turning heads), the widening and hard surfacing of the access, creation of an 18 space car-park, the regrading of the land, provision of concrete hardstandings, the accommodation units themselves

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as well as stationary and moving vehicles would have a significant and detrimental visual impact upon the openness, undeveloped and naturally sloping character of the site. The application is therefore contrary to policies SS6c, E3, DC1, DC3 and R1 of the Core Strategy Development Plan Document (March 2014) and the National Planning Policy Framework including sections 2, 12 and 15.

3. Inadequate information has been submitted to determine the impacts of the development on biodiversity. Without such information it is not possible to secure (if applicable/necessary) biodiversity 'net-gains,' mitigation measures for any unavoidable impacts, appropriate maintenance, enhancement, restoration and/or re-creation of biodiversity through the proposed nature, scale, location and design of a proposal contrary to the provisions of policies SS6c, DC1, DC3, E3, R1 and NE1 of the Core Strategy Development Plan Document (March 2014) as well as the National Planning Policy Framework including sections 2, 14 and 15.

4. The proposed development has the potential to cause a significant and adverse change to the acoustic nature of this quiet rural area. The associated noise including the comings and goings of vehicles and outdoor noise generated by visitors would be unacceptable and to the detriment of this quiet rural setting and occupants of surrounding dwellings. The application fails to satisfactorily demonstrate how these matters could be addressed and therefore the application is contrary to policies SS6c, SD4, E3, DC1 and R1 of the Core Strategy Development Plan Document (March 2014) as well as the National Planning Policy Framework including sections 2, 12 and 15.

5. It has not been demonstrated that the proposed development would be able to be served by satisfactory drainage connections including septic tank capacity, outlet details, drain runs, cesspit details, and effluent disposal. There is also no detail on land drainage, surface water management and ground conditions for soakaways. The application is therefore contrary to policies SS1, SS1a, SD4 and DC1 of the Core Strategy Development Plan Document (March 2014) as well as the National Planning Policy Framework including sections 2 and 15.

Informatives

1.The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. However, it has not been possible to suggest amendments which would address the fundamental concerns outlined above.

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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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