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

Mr Stephen Harris
Emery Planning Partnership Ltd
South Park Court Hobson Street
Macclesfield
Cheshire
SK11 8BS

Quarry Walk Caravan Park Coppice Lane
Cheadle
Stoke-on-Trent
ST10 1RQ

Application no: SMD/2017/0391

Determined on: 29th October 2019

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Quarry Walk Caravan Park Coppice Lane Freehay Cheadle Staffordshire ST10 1RQ

Description of Development:
Erection of 17 log cabins

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: Location plan 1:2500 @ A3
Site plan 1:1000 QWP-SP-500 rev B
Site plan 1:200 QWP-SP1 Feb 2019

for the reason(s) specified below:-

The proposed additional 17 log cabins represent an increase of 42% in the number of tourism accommodation units at the site and would result in a significant increase in private vehicle journeys associated with this remote and isolated rural location and therefore would not equate to sustainable development. Consideration has been given to the submitted details of increased employment, likely additional visitor contribution to the local economy, proposed mitigating measures such as in-house transport and the submitted financial and business development needs as put forward. Whilst it is accepted that the scheme would grow the business it has not been demonstrated that the development is required as a matter of necessity to support the existing accommodation. Notwithstanding this, if the applicants argument that the additional cabins are required to support the existing business is accepted it has not been shown that the proposed expansion would not in the fullness of time simply perpetuate and exacerbate the financial needs of maintenance, repair and renewal identified in the current submission and it is concluded that the economic case specifically is not a sustainable model. The proposal is therefore found unsustainable and contrary to policies

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SS1, SS1a, SS6c, E3, R1 and T1 and the NPPF.

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. Despite on-going discussions it has not been possible to negotiate a solution which overcomes the issues regarding the principle of development identified above.

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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