STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Chris Scott
Scott Planning Services
Lask Edge Farm
Lask Edge Road
Leek
ST13 8QS

Mrs Scott
Lask Edge Farm
Lask Edge Road
Leek
ST13 8QS

Application no: SMD/2020/0131

Determined on: 09/07/2020

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Lask Edge Farm Lask Edge Road Lask Edge Leek Staffordshire ST13 8QS

Description of Development:
Change of use to 5 pitches for touring caravans/motorhomes and up to 10 tents.

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 1:1250 and Site Plan 1:500
for the reason(s) specified below:

1. The proposed change of use of land from that principally of agricultural green field to a camping and caravanning use notwithtstanding the ability to use the land under terms of GPDO(2015) Part 5 and a certificate granted by The Camping and Caravanning Club to use the land for specified recreational purposes of camping and caravanning until 28 February 2021 is (by reason of the physical intrusion and presence of tents, caravans and motorhomes in the open countryside in a highly prominent and rural location) found harmful to the openness of the Green Belt and an encroachment on the countryside and harmful to the character and appearance of the countryside and there being no very special circumstances is considered inappropriate development in the Green Belt and contrary to policies SS1, SS1a, SS6c, DC1, DC3, E3 and R1 and the NPPF.

Informatives

The proposal would not overall improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority

has nonetheless met the requirement in Paragraphs 38 of the National Planning Policy Framework.

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.