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Application no: SMD/2021/0371

Determined on: 10/09/2021

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Wellington Farm Morridge Top Road Bradnop Staffordshire ST13 7NG

Description of Development:

Proposed guest accommodation lodge in the existing field at Wellington Farm

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:

AL 01 A

AL02 A

AL03 A

AL04 A

AL06 A

AL07 3D View 1

AL08 3D View 2

AL09 3D View 3

AL10 3D View 4

AL11

AL12 for the reason(s) specified below:-

1. It is recognised that the site has some connectivity to tourist destinations and amenities by walking utilising the PROWs close to the site and, to a limited extent, via public transport. Cycling is less likely to be utilised directly from the site due to the length and steepness of the existing access track. The site is very remote and is not sited in close proximity to any existing services or facilities. It is for these reasons that the site would not offer good connectivity and the development would not comprise a sustainable form of tourism. It is therefore considered that the proposed development will not be acceptable in principle and will be contrary to policies E4 and SS10 of the Local Plan (2020).

2. The proposed development is considered to have a detrimental effect on the visual amenity of the area; will result in development in a landscape that is characterised as 'very sensitive to the impacts of development and land use change'; will result in encroachment into an otherwise undeveloped open field; will be constructed of materials that are inappropriate for the area; and will result in light pollution/spillage. The proposed development is therefore considered to be contrary to policies DC1, DC3 and E4 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021).

Informatives

Prior to the determination of the application the Council advised the applicant that the principle of such development is unsustainable and did 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.

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council

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.
1. 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.
2. 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.
3. 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.
4. 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>
5. 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.
6. 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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