

Mr Rob Duncan
Rob Duncan Planning
70 Ferndale Road
Lichfield
Staffordshire
WS13 7DL

Mrs Jackson
c/o agent

Application no: SMD/2021/0465

Determined on: 19th October 2021

**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 Stile House Lane, Leek, Staffordshire

Description of Development:

Erection of 1no. holiday cabin, installation of ground mounted photovoltaic panels and formation of vehicular access

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby **REFUSE** to permit the development described above and shown in plans ref: 21-630-01 21-630-02; 21-630-03; and 21-630-04 that were submitted with the application, for the reason(s) specified below:-

1. The development would not complement the distinctive character and quality of the district and would instead, introduce the type of development that would contribute to a general or random dispersal of new development. The location proposed does not have good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling; it is not in, or close to, settlements where local services, facilities and public transport are available; and, neither is it in an area specifically identified for tourism development in the Churnet Valley Masterplan. The development would therefore, be at odds with the underlying tenets of the masterplan which are to focus tourism development to identified locations. As such, the development would be an unsustainable form of tourism development and contrary to Policies SS10, SS11, and E4 of the Staffordshire Moorlands Local Plan, and the terms of the NPPF.

2. The development would be an incongruous landscape feature and lead to prominent intrusion into the countryside and have a significant adverse impact on the 'Ancient Slope and Valley Farmlands' character of the landscape, as defined and identified in the 'Landscape and Settlement Character Assessment of Staffordshire Moorlands'. These adverse impacts and harms would in turn be detrimental to the countryside amenity enjoyed by users of Stile House Lane. As such, the development would be contrary to policies SS10, SS11, E4 and DC3 of the Staffordshire Moorlands Local Plan, and the terms of the NPPF.

Informatives

It is considered that the proposals are unsustainable and do 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 *B.J. Haywood*

Signed by: Ben Haywood

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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