

DMA Design Management Ltd T/A Tractus
DMA
Headfield Mills Savile Road
Dewsbury
WF12 9LQ

Mr Poynton
Park House Farm Biddulph Common
Road
Biddulph
ST8 7SR

Application no: SMD/2021/0399

Determined on: 26th October 2022

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Park House Farm Biddulph Common Road Biddulph Staffordshire ST8 7SR

Description of Development:

Application for use of land for stationing mobile home for holiday use

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: PL01 B, PL02 B, PL03 B for the reason(s) specified below:-

1. The proposed development is considered to conflict with the purposes of including land within it and therefore the proposal is deemed to be inappropriate development in the Green Belt which by definition, in paragraph 143, is harmful to the Green Belt and should not be approved except in very special circumstances. The Council finds that no very special circumstances have been demonstrated in the application that could be considered to outweigh the harm to the Green Belt or outweigh the operation of Green Belt policy and it is therefore found contrary policies SS1, SS10 and E4 of the Staffordshire Moorlands Local Plan and Section 13 of the NPPF.

2. 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, it is not considered to be a development required to support the provision and expansion of tourist, visitor and cultural facilities in the rural areas as needs are being met by other existing facilities. 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.

3. The site has inadequate highway visibility to the south east on a rising bend. Whilst traffic survey data may establish that the site can be safely accessed based on road traffic levels at this location, in the absence of such information and on the basis that the proposal would bring an intensification of use compared with the existing use the scheme is found unacceptable in terms of highway safety and therefore contrary to policies DC1 and T1 of the Staffordshire Moorlands Local Plan and to the NPPF.

Informatives

The Local Planning Authority has acted positively and proactively in determining this application, in accordance with paragraph 38 of the National Planning Policy Framework, by assessing the proposal against relevant planning policies and all material considerations and identifying matters of concern with the application. In this instance, the nature of the planning issues were considered to be so fundamental that no further negotiation was sought with the applicant.

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.
- 1.