STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Adam Widdowson
Noble Architecture
34 Gorse Rise
Grantham
NG31 9BS

Mr Hyland
Manderley
18 Barnfields Lane
Kingsley
Staffordshire
ST10 2DG

Application no: SMD/2022/0632

Determined on: 9th May 2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Manderley, 18 Barnfields Lane, Kingsley, Staffordshire, ST10 2DG

Description of Development:
Outline Planning Permission with some matters reserved - This proposal seeks to develop a subdivision of the current land holding. The development includes scope to add 8 cabins, each cabin will be approx. 11m x 6meters as shown on the drawings. The cabins will be used as leisure accommodation and will contain sleeping and washing quarters. The proposal also seeks to add an access road however the current illustration of this aspect is only for indicative purposes only and a civil engineer will be required to add further details with the full application.

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 numbered VH-OP-01 A, submitted with the application, for the reason(s) specified below:-

The development would be inappropriate and, by definition, harmful to the Green Belt - it would not preserve openness and would result in countryside encroachment, conflicting with the aims and purposes of including land within the Green Belt. There would also be harm to the

- character and appearance of the area and the setting of Kingsley;
- highway safety (visibility would be inadequate and the access width would not be sufficient for vehicles to pass); and,
- the amenity enjoyed by existing residential neighbours (considerable activity would be concentrated close to neighbours with liklihood of noise and disturbance).

Planning permission should not be granted because it is not apparent that any other consideration would amount to 'very special circumstances' that clearly outweigh the harm to the Green Belt and the other harm that would result from the proposal. In these respects, there is conflict with the NPPF and policies SS10, DC3, DC1, SD4 and T1 of the adopted Staffordshire Moorlands Local Plan.

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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

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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.

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.