STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Rob Duncan
Rob Duncan Planning
28 Ferndale Road
Lichfield
Staffordshire
WS13 7DJ

Mr Bain
Rosehill
Nabb Lane
Alton
Staffordshire
ST10 4AY

Application no: SMD/2023/0226

Determined on: 14/07/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Rosehill, Nabb Lane, Alton, Staffordshire, ST10 4AY

Description of Development:
Erection of 2no. Holiday Lodges

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 submitted with the application ref: 3165-SA-XX-XX-DR-A-0101 and 3165-SA-XX-XX-DR-A-0201, for the reason(s) specified below:-

1. The development would be harmful to the character, appearance and heritage of the area and the setting of the village. It would relate poorly to the character, density and pattern of the exisitng rural development that provides the setting to the village and an area of transition between the village and the surrounding countryside. In these respects there would be conflict with policies SS8, SS10, SS11, DC1, DC2 and DC3 of the Staffordshire Moorlands Local Plan. The benefits associated with the provision of new tourist accommodation and the support to rural tourism that would ensue, would not outweigh the harms identified and the conflict with the Staffordshire Moorlands Local Plan policies in those regards.

2. The development would adversely affect the residential amenity enjoyed by the near neighbour to the north. It would be positioned within close proximity of the neighbour's garden boundary and introduce an intesity of recreational activity in a position that is established as providing separation and tranquility. In these respects there would be conflict with policies SS8, SS10 and DC1 of the Staffordshire Moorlands Local Plan. The benefits associated with the provision of new tourist accommodation and the support to rural tourism that would ensue, would not outweigh the harms identified and the conflict with the Staffordshire Moorlands Local Plan policies in those regards.

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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

Signed by: Jane Colley Signature

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.