STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Mr Stephen Locke
Stephen Locke Associates
Barcaldine Barrack Lane
Newport
Shropshire
TF10 9ER

Mr Comez
Little Lymford Farm Tunstall Road
Bosley
Staffordshire
SK11 0PB

Application no: SMD/2023/0317

Determined on: 25th August 2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
Little Lymford Farm Tunstall Road Bosley Staffordshire SK11 0PB

Description of Development:
Erection of holiday lodge to replace former timber holiday cabin together with associated access, parking and infrastructure.

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: No 433 – 086C (location plan 1:2,500), No 433 – 086C (plan 1:100) and No 433 – 086C (site plan 1:500).

for the reason(s) specified below:-

1. The existing building to be replaced is in a semi-ruinous state with no current use or evidence of any previous use having occurred for many years. Therefore the new building is not considered to be in the same use as one it replaces and is not considered to be previously developed land. Furthermore, the proposed building would be materially larger than the one it replaces and would have a greater impact on the openness of the Green Belt. The creation of a domestic curtilage and parking area, would also cause harm to the openness of the Green Belt and conflict with the purposes of including land within it. The application does not contain any justification for the development which would constitute very special circumstances. The development would therefore be contrary to green belt policy as set out in the National Planning Policy Framework section 13 and Policy SS10 of the Staffordshire Moorlands Local Plan 2020.

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2. The proposed development will result in the creation of tourism development, holiday accommodation, which is located in an unsustainable location away from any attractions or facilities and would be of a scale and character which would cause harm to the landscape. The proposed development would thus be contrary to Policy E4 of the Staffordshire Moorlands Local Plan 2020.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ.
www.staffsmoorlands.gov.uk Tel: 0345 605 3010
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.

disability confident EMPLOYER

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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.