STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Mr Roger Langham
Pinelog Ltd
Pinelog Works
Sheepbridge Lane
Chesterfield
S41 9FE

Mr Simon J Heslop
Unit 1 Park Farm Industrial Estate
Longstone Lane
Bakewell
DE45 1NH

Application no: SMD/2022/0631

Determined on: 21/11/2023

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

REFUSAL OF PLANNING PERMISSION

Location of Development:
THE GREEN MAN Ashbourne Road Bottomhouse Leek Staffordshire ST13 7QJ

Description of Development:
Manager's Static Caravan to supervise existing holiday accommodation and proposed lodges

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:
Site plan lodge position A1 dwg D10
Location Plan A4 dwg D13
Floor plan and elevations D14

for the reason(s) specified below:-

1. The proposed on site manager / warden accommodation would intrude into undeveloped rural land and result in adverse character impacts in the local setting as a result of its design, appearance and residential use in a position disassociated from the former Green Man Inn premises. Whilst the scheme is put forward as introducing necessary site supervision for The Green Man holiday accommodation building there is no mechanism in the proposal to show or ensure this can or would happen. It is therefore not possible to balance the stated needs with the harms identified and the proposal is therefore found contrary to policies SS1, SS2, SS10, DC1, and E4 of the Staffordshire Moorlands Local Plan and to the NPPF.

2. The 'proposed lodges' referred to in the above description of development have been subject to separate consideration under application reference SMD/2022/0426 which was refused by the Council's Planning Applications Committee meeting on 16th November 2023 and consequently an important part of the justification for the proposal is no longer applicable. This further reduces the weight to be given to the alleged benefits of the scheme which again do not outweigh the harms identified and the proposal is therefore found contrary to policies SS1, SS2, SS10, DC1, and E4 of the Staffordshire Moorlands Local Plan and to the NPPF.

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Informative

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. Issues were discussed with the applicant/agent but ultimately there were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has nonetheless met the requirement in Paragraphs 38 of the National Planning Policy Framework.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

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.

2. 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.

3. 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.

4. 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.

5. 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

6. 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.

7. 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.