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Laver Leisure (Oakamoor) Limited
c/o Agent

Application no: SMD/2019/0646

Determined on: 14th November 2023

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

REFUSAL OF RESERVED MATTERS

Location of Development:

Moneystone Quarry Eaves Lane Oakamoor Staffordshire ST10 2DZ

Description of Development:

Reserved matters application proposing details for the appearance, scale, layout and landscaping for phase 1 of the leisure development comprising 190 lodges; erection of a new central hub building (providing farm shop, gym, swimming pool, spa, restaurant, cafe, games room, visitor centre, hub management and plant areas); reuse and external alterations to the existing office building to provide housekeeping and maintenance accommodation (including meeting rooms, offices, storage, staff areas and workshop); children's play areas; multi use games area; quarry park; car parking; refuse and lighting arrangements; and managed footpaths, cycleways and bridleways set in attractive hard and soft landscaping.

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council as Local Planning Authority, hereby **REFUSES TO APPROVE** the reserved matters of Layout, Appearance, Scale and Landscaping for the development described above following the grant of outline permission SMD/2016/0378 in accordance with the following documents and plans:-

Structural Landscape Strategy, Planet-IE dated January 2022	
Foul and Surface Water Drainage Strategy, JPG, 24 th September 2019	
Site Location Plan	1733/MS-020 Rev 1
<u>Existing plans</u>	
Existing Site Plan	1733/MS-002
Existing Q3 Area Plan	1733/MS-003
Existing Q1W Area Plan	1733/MS-004
Existing Q1E Area Plan	1733/MS-005
Existing Hub Area Plan	1733/MS-006
<u>Masterplan for whole site and each character area</u>	
Site Masterplan	1733/MS-019 Rev W
Site Masterplan – Hub Building Area	1733/MS-010 Rev L
Quarry 3 Masterplan	1733/MS-022 Rev U

Quarry 1 West Masterplan	1733/MS-023 Rev J
Quarry 1 East Masterplan	1733/MS-024 Rev F
<u>Site sections Quarry 3</u>	
GA Site Sections-Q3-AA	1733/MP-115 Rev B
GA Site Sections-Q3-BB	1733/MP-116 Rev B
GA Site Sections-Q3-CC	1733/MP-117 Rev C
GA Site Sections-Q3-DD	1733/MP-118 Rev C
GA Site Sections-Q3-EE	1733/MP-119 Rev C
GA Site Sections-Q3-FF	1733/MP-120 Rev B
GA Site Sections-Q3-GG	1733/MP-121 Rev C
GA Site Sections-Q3-HH	1733/MP-122 Rev B
GA Site Sections-Q3-II	1733/MP-123 Rev C
GA Site Sections-Q3-JJ	1733/MP-124 Rev B
GA Site Sections-Q3-KK	1733/MP-125 Rev B
<u>Site sections Quarry 1 West</u>	
GA Site Sections-Q1W-AA	1733/MP-126 Rev C
GA Site Sections-Q1W-BB	1733/MP-127 Rev E
GA Site Sections-Q1W-CC	1733/MP-128 Rev C
GA Site Sections-Q1W-DD	1733/MP-129 Rev C
GA Site Sections Q1W-EE	1733/MP-130 Rev C
GA Site Sections Q1W-FF	1733/MP-131 Rev C
GA Site Sections Q1W KK	1733/MP-139 Rev B
<u>Site sections Quarry 1 East</u>	
GA Site Sections -Q1E-GG	1733/MP-132 Rev A
GA Site Sections -Q1E-HH	1733/MP-133 Rev B
GA Site Sections -Q1E-II	1733/MP-134 Rev C
GA Site Sections -Q1E-JJ	1733/MP-135 Rev A
GA Site Section Q3-MM	1733/MP-141 Rev 2
<u>Site sections Hub</u>	
Hub Area Section DD	1733/MP-136 Rev 1
Hub Area Section EE	1733/MP-137 Rev 2
Hub Building-GA Cross Sections AA BB and CC	1733-HB-015 Rev A
Hub Building-GA Long Sections AA BB and CC	1733-HB-016 Rev 1
Hub building GA Section DD	1733-HB-017
<u>Hub floor plans and elevations</u>	
Hub Building Lower Level GA Plan	1733-HB-010 Rev A
Hub Building-Upper Level GA Plan	1733-HB-011 Rev B
Hub Building Roof Plan	1733-HB-012 Rev A
Hub Building-GA Elevation	1733-HB-014 Rev A
<u>Housekeeping building, existing and proposed</u>	
Housekeeping Building -Existing Floor Plan	1733-HK-004
Housekeeping Building -Existing Elevations	1733-HK-005
Housekeeping Building -Proposed Floor Plan	1733-HK-010
Housekeeping Building -Proposed Elevations	1733-HK-014
<u>Lodge design</u>	
Double Lodge Rear Decking – GA Plans and Elevations	1733 LV-020 Rev C
Single Lodge Rear Decking – GA Plans and Elevations	1733 LV-021 Rec C

Double Lodge Side Decking – GA Plans and Elevations	1733 LV-022	Rev C
Single Lodge Side Decking – GA Plans and Elevations	1733 LV-023	Rev C
<u>Landscape plans hard and soft</u>		
Sitewide Landscape Masterplan	1088.4-PLA-00-XX-DR-L-0001	Rev P10
Landscape Masterplan Q3	1088.4-PLA-00-XX-DR-L-0002	Rev P07
Landscape Masterplan Q1 North	1088.4-PLA-00-XX-DR-L-0003	Rev P07
Landscape masterplan Q1 South	1088.4-PLA-00-XX-DR-L-0004	Rev P06
Footpath, Cycle path and bridleway plan	1088.4-PLA-00-XX-DR-L-0005	Rev P02
Landscape Masterplan - (Southern Woodland Pathways)	1088.4-PLA-00-XX-DR-L-0006	Rev P02
Site Wide Hard works	1088.4-PLA-00-XX-DR-L-1001	Rev P08
Planting Plan Quarry 3	1088.4-PLA-00-XX-DR-L-2002	Rev P05
Planting Plan Quarry 1 North	1088.4-PLA-00-XX-DR-L-2003	Rev P05
Planting Plan Quarry 1 South	1088.4-PLA-00-XX-DR-L-2004	Rev P04
Planting Schedule	1088.4-PLA-00-XX-DR-L-2005	Rev P04
Soiling Plan	1088.4-PLA-00-XX-DR-L-2006	Rev P07
Typical Softworks Details	1088.4-PLA-00-XX-DR-L-6000	Rev P02
<u>Miscellaneous</u>		
Boundaries Plan	1088.4-PLA-00-XX-DR-L-4001	Rev P03
Phasing Plan	1733/MS-021	Rev 5
<u>Gas compound</u>		
Gas Compound Site Section AA	1733/MP-140	
Gas compound Plan	1733 MP 965	
Gas compound Elevation	1733 MP 967	
<u>Bridge</u>		
Proposed Q3 Bridge	1733/MS-815	
<u>Detailed area plans</u>		
Detail Area 1 The Hub	1088.4-PLA-00-XX-DR-L-8001	Rev P06
Detail Area 3 Q3 Lodges- (Water's Edge)	1088.4-PLA-00-XX-DR-L-8003	Rev P04
Detail Area 4 - Q3 Lodges (Within Woodland)	1088.4-PLA-00-XX-DR-L-8004	Rev P05
Detail Area 5 – Q1 West	1088.4-PLA-00-XX-DR-L-8005	Rev P04
Detail Area 6 - MUGA	1088.4-PLA-00-XX-DR-L-8006	Rev P01
Detail Area 7 – Natural Play	1088.4-PLA-00-XX-DR-L-8007	Rev P01
Detail Area 8 – Junior Play	1088.4-PLA-00-XX-DR-L-8008	Rev P01
Detail Area 9 – Adventure Play	1088.4-PLA-00-XX-DR-L-8009	Rev P01

for the reasons specified below:

This site lies within the Churnet Valley which is an area of significant landscape, wildlife and heritage value. Policy SS11 of the Staffordshire Moorlands Local Plan (adopted September 2020) sets out the strategy for the Churnet Valley. It says that all development should be of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape and biodiversity of the area. The consideration of landscape character it says will be paramount in all proposals in order to protect and conserve locally distinctive qualities and sense of place and to maximise

opportunities for restoring, strengthening and enhancing distinctive landscape features

It is considered that the proposed lodges, which are little more than caravans with cladding, fail to deliver the required high standard of design. Owing to the proposed materials and lack of any green roofs, lack of creativity and detailing the lodges could not be said to be of an appropriate high quality nor do they add value to the local area. They have not been designed to respect this sensitive site or its surroundings, noting that it is in part adjacent to the Whiston Eaves SSSI

For these reasons the proposal fails to comply with Policies SS1, SS11, DC1 and E4 of the Staffordshire Moorlands Local Plan and the National Planning Policy Framework including but not limited to Chapters 12 which says that good design is a key aspect of sustainable development and Chapter 15 which says that planning decisions should contribute to and enhance the natural and local environment by amongst other matters recognising the intrinsic character and beauty of the countryside and minimising impacts on biodiversity

Informatives

1. It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPF.
2. The applicant is reminded of the need to have regard to the conditions on the outline permission and relevant HSE legislation and to secure an Environmental Permit from the Environment Agency

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.
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