

Glampitect Ltd
30 Craiglockhart Dell Road
Edinburgh
EH14 1JP

M Bottomley
Side Farm Cotton Bank
Cotton
Staffordshire
ST10 3DU

Application no: SMD/2025/0237

Determined on: 10/10/2025

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

REFUSAL OF PLANNING PERMISSION

Location of Development:

Side Farm Cotton Bank Cotton Staffordshire ST10 3DU

Description of Development:

Siting of 4 no. glamping pods for overnight guest use, partially-covered external timber decking, associated footpaths, improvements to permeable track, new parking & turning area, secure bicycle storage, recycling/refuse storage, new septic tank and associated works.

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:

Location map

240834 0101

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240834 0109

for the reason(s) specified below:-

1. The application site is sited in a remote rural location and is considered to have poor access to local tourist related services and tourist attractions via walking and modes of transport other than the private car. The proposed development of four holiday let units is therefore considered by the Council to be, in principle, an unsustainable form of development contrary to policies SS10 'Other Rural Areas Strategy', SS11 'Churnet Valley Strategy' and E4 'Tourism and Cultural Development' of the Staffordshire Moorlands Local Plan (adopted September 2020), the Churnet Valley Masterplan Supplementary Planning Document (SPD) and Section 6 of the National Planning Policy Framework (NPPF).

2. The proposed structures, due to their form, design and siting would be an incongruous form of development that is out of keeping with the traditional rural character and appearance of the area and together with the associated hard-standing areas and lighting would lead to a visually prominent and intrusive form of a development in an open landscape, visible from public highways and public footpaths. Consequently, the development would harm the character and appearance of the area and the Dissected Sandstone Highland Fringe rural landscape, contrary to policies DC1 'Design Considerations' and DC3 'Landscape & Settlement Setting' of the Staffordshire Moorlands Local Plan (adopted September 2020) and Section 12 of the NPPF.

3. It is considered that insufficient information has been provided to demonstrate that the ecological value of the area would not be harmed by the proposed development and that Biodiversity Net Gain (BNG) can be achieved, contrary to Policy NE1 'Biodiversity and Geological Resources' of the Council's adopted Local Plan and Section 15 of the NPPF.

Informative

1. 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

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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