

PLANNING APPEAL - FULL STATEMENT OF CASE

FULL APPLICATION FOR THE CHANGE OF USE FROM A GRANNY ANNEXE TO SELF CATERING HOLIDAY LET AT THE TWIGG, ROUGHCOTE LANE, CAVERSWALL, STAFFORDSHIRE ST11 9ET

Planning Application Reference: SMD/2025/0371

Prepared on behalf of the Appellants Mr and Mrs J Edmund

January 2026

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CONTENTS

1. INTRODUCTION.....	3
2. SITE DESCRIPTION.....	4
3. PLANNING HISTORY.....	5
4. THE PROPOSED DEVELOPMENT.....	6
5. RESPONSE TO THE REASON FOR REFUSAL.....	7
6. CONCLUSIONS.....	14

APPENDICES

Appendix A. Decision Notice SMD/2016/0507

Appendix B. Plan showing Local Services

Appendix C. Plan showing Local Footpath Network

Appendix B. Plan showing Local Tourist Attractions

1. INTRODUCTION

1.1. On 28th November 2025, Staffordshire Moorlands District Council refused planning permission for the change of use of a granny annex at the Twigg, Roughcote Lane, Caverswall, Staffs to a self-catering holiday let

1.2 The single reason for refusal was as follows:

“The application site is located within a remote part of the district in an unsustainable area which cannot be accessed via a range of means of transport. The site is not close to any settlement which provides services / facilities which can be accessed by means other than a motor vehicle and therefore any person(s) occupying the proposed holiday-let would be vehicle dependant. Furthermore, the site is not within an area which is identified for tourism development. The application is therefore contrary to policies SS10 and E4 of the Staffordshire Moorlands Local Plan and the National Planning Policy Framework including chapter 6 'Building a strong, competitive economy.’”

1.3 This Statement represents the appellants full case for the appeal. In subsequent sections, the Statement describes the site as it stands today, it sets out the planning history of the site and it responds to the reason for refusal as set out above.

2. SITE DESCRIPTION

- 2.1 The application relates to an existing single storey, detached, pitched roof brick-built building which consists of one bedroom, a kitchen, shower room and lounge. The building also houses an office room with its own external door. The building is located within the grounds of a dwelling known as The Twigg. Access to the public highway (Roughcote Lane) is obtained via a shared private driveway. No changes to the external appearance are proposed as part of this application.
- 2.2 The site is located in the open countryside although it lies about 0.75 km (as the crow flies) from the settlement of Weston Coyney, which is a residential suburb of the City of Stoke on Trent. Immediately to the north of the Twigg, there is a farmhouse and several outbuildings which are also accessed by the shared drive and beyond that a crushed stone business which has a separate vehicular access.

3. PLANNING HISTORY

- 3.1. On 27th October 2016, planning permission SMD/2016/0507 was granted by Staffordshire Moorlands Council for the demolition of an existing garage/store at the Twigg and the construction of a granny annex which is now the subject of this appeal. A copy of the decision notice is attached at Appendix A of this submission. It will be noted that Condition No. 3 of that permission states that:

“The development hereby permitted shall be solely for purposes incidental to the enjoyment of the dwelling known as The Twigg. It shall not be sold off or occupied at any time as a separate dwelling.”

Reason:- To ensure that the proposal is appropriate within the Green Belt and to comply with Paragraph 89 of the NPPF. “

- 3.2. Permission was granted for this development on the basis that the development was considered to represent sustainable development and was therefore in compliance with the National Planning Policy Framework (NPPF).
- 3.3 The building was subsequently constructed and occupied as granny annexe until June 2025. Since that time the building has been unused.

4. THE PROPOSED DEVELOPMENT

- 4.1. As noted above, the building subject of this appeal was granted planning permission in October 2016 for the purposes of a granny annexe. The need for a granny annex no longer exists and the owners, who occupy the principal residence, 'The Twigg', now wish to use the building as a self-catering holiday let.
- 4.2. No external or internal alterations to the property are proposed. The building is single storey and of traditional construction i.e. brick and tile. It has a floor area of approximately 56 sq. metres and comprises a lounge; a bedroom; a kitchen; a shower room; and an office. The office, which is used by the appellants for their business, has a separate entrance and is not connected to the living area of the annex.

5. RESPONSE TO THE REASON FOR REFUSAL

5.1 As referred to above, the single reason for refusal is as follows:

“The application site is located within a remote part of the district in an unsustainable area which cannot be accessed via a range of means of transport. The site is not close to any settlement which provides services / facilities which can be accessed by means other than a motor vehicle and therefore any person(s) occupying the proposed holiday-let would be vehicle dependant. Furthermore, the site is not within an area which is identified for tourism development. The application is therefore contrary to policies SS10 and E4 of the Staffordshire Moorlands Local Plan and the National Planning Policy Framework including chapter 6 'Building a strong, competitive economy.’”

5.2. From this, two distinct elements of the decision notice can be distilled as follows:

- a) the application site is in an “unsustainable and remote” location in terms of accessibility by means of transport other than by car, and
- b). the site is not within an area defined as an area for tourism development.

These two elements are therefore considered in more detail below.

An ‘Unsustainable’ Location

5.3 The starting point for the consideration of whether the proposed development constitutes sustainable development is the National Planning Policy Framework (NPPF), the latest edition of which was published in December 2024.

5.4. An overarching definition of sustainable development is provided in Paragraph 8 of the NPPF as follows:

“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by*

ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

*c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

5.5. Paragraph 9 of the NPPF goes on to state that:

“These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

5.6. In terms of making decisions on planning applications, para 11 of the NPPF states that Plans and decisions should apply a presumption in favour of sustainable development by:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in*

combination.

5.7 In terms of supporting a prosperous rural economy, paragraphs 88 and 89 of the NPPF state that:

88. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings;*
- b) the development and diversification of agricultural and other land-base rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

89. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

5.8 With regards to the adopted Staffordshire Moorlands Local Plan, Strategic Policy SS10 concerns the countryside and green belt surrounding the smaller villages such as Caverswall and, inter alia, seeks to:

- Limit uses which generate a substantial number of regular trips in areas that are not well served by public transport; and
- Allow small scale tourism development in areas other than the Churnet Valley.

5.9 Policy E4 of the Local Plan concerns tourism and cultural development. It states that:

“New tourism and cultural development which complements the distinctive character and quality of the District will be supported having regard to the Area Strategies in Policies SS 5 to SS 10 and Churnet Valley Strategy Policy SS 11.

In addition:

1. New tourist, visitor and cultural accommodation, attractions and facilities should be developed in locations that offer, or are capable of offering either:

A) good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling; or

B) in locations in or close to settlements where local services, facilities and public transport are available; or

C) in areas specifically identified for tourism development in the Churnet Valley Masterplan or other relevant documents.

2. Developments in other locations may be supported where a rural location can be justified.”

New accommodation, attractions and facilities should:

A) support the provision and expansion of tourist, visitor and cultural facilities in the rural areas where needs are not met by existing facilities; and

B) all development shall be of an appropriate quality, scale and character compatible with the local area, protect the residential amenity of the area, enhance the heritage, landscape and biodiversity of the area and shall not harm interests of acknowledged importance.

5.10 With regard to the above policy context, the primary issue in respect of this aspect of the reason for refusal is whether the building would provide a suitable location for a holiday let having regard to the principles of sustainable development and local and national planning policies.

5.11 The appeal site is situated approximately 0.5 kilometres from the suburb of Weston Coyney where, as indicated in the plan attached as Appendix B to this statement, there are local services, facilities and public transport available. In terms of services and facilities, there is a convenience store, pharmacy, hairdressers and two take away food store about 2 kilometres by the main road or about 1.75 kilometres using the public footpath network. In Meir, which is approximately 2.8. kilometres from the appeal site, a wider range of facilities is available.

- 5.12. In the village of Caverswall, which lies approximately 1.75 km from the appeal site, there is a village store and post office and two public houses.
- 5.13. The appeal site is well connected to the public footpath network in the locality as demonstrated in the plan attached at Appendix C to this statement. The area around the appeal site is relatively flat and consequently well suited to trips by cycle. The appellants intend to provide two mountain bikes for the use by occupants if the let.
- 5.14. Whilst the appeal site is not directly served by public transport, there is a regular bus service to Hanley City Centre from Weston Coyney. The nearest bus stop is about 1.4 kilometres from the appeal site. There is a railway station at Blyth Bridge which is just over 4km from the appeal site.
- 5.15. It is the case, therefore, that the site is neither remote from facilities and services nor is it devoid of accessibility to such service and facilities by walking, cycling or public transport. It thus fully complies with the requirements set out in Policy E4 of the Local Plan.
- 5.16. The holiday let itself is a single one-bedroom unit which is unlikely to generate a significant number of car journeys. The Council's Highways Service has raised no objections to the proposal from a highway safety perspective.
- 5.17. It is also the case that the use of the building as a self-catering holiday let would be likely to generate less trips by car than when it was occupied as a granny annex. As a holiday let, it is unlikely that it would be occupied for more than 70% of any one year, whereas as a granny annex, it was continuously occupied apart from occasional holidays with visitors also arriving by car.

The site is not within an area defined as an area for tourism development

- 5.17. As referred to in Paragraph 5.7 above, the NPPF supports sustainable rural tourism and leisure developments which respect the character of the countryside. Policy SS10 of the Staffordshire Moorlands Local Plan is supportive of small-scale tourism developments not only in the Churnet Valley.
- 5.18. Notwithstanding that the appeal site is not located in the Churnet Valley, there is a considerable number of tourist attractions within a short distance of the appeal site as denoted on the plan attached as Appendix D of this statement. These attractions include:
- Foxfield Steam Railway
 - Park Hall Country Park

- Gladstone Pottery Museum
- The Potteries Museum and Art Gallery
- Museum of Horrors
- Spode Museum
- Etruria Industrial Museum
- World of Wedgwood
- Trentham Estate
- Apedale Heritage Centre
- Churnet Valley Steam Railway
- Cheddleton Flint Mill
- Kingsley Bird and Falconry Centre
- Alton Towers (circa 2.5 million visitors in 2024)
- Peak District National Park
- Peak Wildlife Park
- Stafford Castle

5.19. The Tourism Strategy for Staffordshire Moorlands 2022 to 2027 outlines a number of priorities for growth in tourism. One of the priorities is to expand, improve and encourage investment in accommodation for tourists in order to attract tourists to stay overnight and keep their spending in the local area. A weakness identified is a lack of investment in accommodation in the District.

5.20 The Strategy states that:

“Tourism is a significant economic sector employing approximately 6000 people or around 18% of all jobs in Staffordshire Moorlands. Visitors spend almost £335m, with about 42% generated by staying visitors who account for almost 10% of all visits. Half of all spend is on shopping, and food and drink - facilities and services which benefit and are used by residents as well as visitors”

5.21. The Strategy identifies a number of priorities for growth, one of which is the expansion, improvement and investment in accommodation including:

- Encouraging accommodation development in the towns/villages, at existing sites (where services are already in place e.g. Alton Towers, Rudyard Hotel) and to support rural/farm diversification; and
- Ensure planning within the Council is supportive and enabling with access to pre-app advice and clear policies that encourage economic growth.

- 5.22. The proposed self-catering holiday let subject of this appeal is of a small scale but nevertheless will make a small but nevertheless helpful contribution to the amount of tourist accommodation in the District, in accordance with Policy SS10 of the Local Plan and the Tourism Strategy for the District.
- 5.23. The proposed development will make a positive contribution to the supply of tourist accommodation within this rural area. It will be of a high quality, providing accommodation that will be attractive to visitors to the area. The proposed holiday-let unit is a single storey unit with a pitched roof. The proposed unit would include a garden area for the enjoyment of guests, allowing for visitors to enjoy the natural countryside surroundings from the comfort of their own private holiday accommodation.
- 5.24. The proposed development will offer economic benefits to the local area, contributing additional spend within the local economy. It will increase the supply of holiday accommodation within the District without the loss of an existing residential property from the local housing market.

6 CONCLUSIONS

- 6.1. The proposed development will make a positive contribution to the supply of tourist accommodation in the district of Staffordshire Moorlands in that it will provide high quality accommodation that will be attractive to visitors to the area.
- 6.2 The proposed scheme will offer economic benefits to the local area, contributing additional spend within the local economy. It will increase the supply of holiday accommodation in the area without the loss of an existing residential property from the local housing market.
- 6.3. The proposed development is fully in accordance with the NPPF and the policies of the Staffordshire Moorlands Local Plan. Whilst the proposal is rurally located, and contrary to the Council's reason for refusal, it is by no means remote and is in a location which is close to the settlement of Weston Coyney where local services, facilities and public transport are available. The site offers opportunities for trips on foot or by cycle. Furthermore, the development, being for a maximum of two people, will not generate a substantial number of car journeys. Overall, the proposed development is in accordance with Policies SS10 and E4 of the Local Plan.
- 6.4. There is a considerable number of tourist attractions within a short distance of the property and the provision of additional tourist accommodation such as the development subject of this appeal will assist in encouraging visitors to stay overnight in the area and thus provide benefits to the local economy.
- 6.5. This appeal comprises sustainable development and is fully in accordance with the NPPF and, contrary to the opinion of Staffordshire Moorlands Council, it is also fully in accordance with the policies of the Staffordshire Moorlands Local Plan. In these circumstances it is respectfully requested that the appeal should be allowed.

APPENDIX A DECISION NOTICE SMD/2016/0507

Application no: SMD/2016/0507

Determined on: 27/10/2016

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

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:

The Twigg Roughcote Lane Caverswall Staffordshire ST11 9ET

Description of Development:

Proposed demolition of existing garage/store and construction of Granny annexe

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.

2. The external facing and roofing materials shall match in colour, form and texture those of the existing building.

Reason:- To ensure that the works harmonise with the existing development.>

The development hereby permitted shall be solely for purposes incidental to the enjoyment of the dwelling known as The Twigg. It shall not be sold off or occupied at any time as a separate dwelling.

Reason:- To ensure that the proposal is appropriate within the Green Belt and to comply with Paragraph 89 of the NPPF

3. The development shall hereby be carried out in accordance with the submitted plans (Drawing No. 1621/02)

Reason: For the avoidance of doubt

Informative

1. This development is considered to represent sustainable development and therefore comply with the NPPF

On behalf of Staffordshire Moorlands District Council

X
Signed by: Haywood, Ben