

Mr. R. Weaver
Development Services
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

2nd December 2014

Dear Rob

TEMPORARY STORAGE FACILITY FOR ROWING CLUB – RUDYARD LAKE ACTIVITY CENTRE

I refer to the planning application for the provision of temporary storage facility at Rudyard Lake Activity Centre, Dam Head, Rudyard Lake.

Paragraph 2 of the National Planning Policy Framework confirms that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Policies SS6c and R1 of the Staffordshire Moorlands Core Strategy identify that strict control over inappropriate development will continue to be exercised in the Green Belt, allowing only for exceptions as defined by Government policy. Paragraph 89 of the National Planning Policy Framework sets out the Government's policy on development in the Green Belt, and states that local authorities should regard the construction of new buildings as inappropriate within the Green Belt. It nevertheless goes on to list a number of exceptions which includes:

"provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it"

It is submitted that the provision of the proposed temporary storage container constitutes an appropriate facility for outdoor sport and recreation as it will provide storage for canoes belong to a local canoe club (Potteries Paddlers) along with various buoyancy aids, paddles and other equipment associated with the operations of the Rudyard Lake Activity Centre. These are currently stored within the Activity Centre, but this is now beyond capacity owing to the increasing popularity of the Potteries Paddlers, coupled with the North Staffs Rowing Club who have expanded in recent

years to some 50 senior members and 70 junior members. As a consequence, there is an urgent need for additional storage space on the site, and the proposed storage container is considered to represent the optimum short-term solution. The Rudyard Lake Trust will be exploring a more permanent solution in the intervening period, but given the immediacy of the need, a temporary solution is required. Outdoor storage of the equipment is not considered to be appropriate given the high value of the equipment and problems of theft that have been experienced in the area in the past.

The proposed location of the container to the rear of the existing Activity Centre means it will have a very limited impact on important views within the locality, or on the openness of the Green Belt. The existing building, coupled with the sloping land behind it will ensure that views are restricted to a glimpse of the southernmost end of the container, and any impact this may have can be mitigated with appropriate painting of the container. In this regard the applicant intends to paint the container dark green (RAL 6029). Furthermore, any impact the proposal may have on the openness of the Green Belt or the purposes of including land within it will be temporary owing to the temporary nature of the proposed development. The proposed storage container is therefore considered to constitute an appropriate facility for outdoor recreation and will not have an adverse impact on the character and appearance of the surrounding area in accordance with the provisions of policies SS6c, R1 and DC1 of the Staffordshire Moorlands Core Strategy, and national guidance contained within the National Planning Policy Framework.

I would request that these comments be taken into consideration when the application is determined.

Yours sincerely



Rob Duncan