

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

16th November 2023

Application No:	SMD/2022/0426	
Location	The Green Man, Bottom House, Leek ST13 7QJ	
Proposal	Four new holiday lodges supplementing existing holiday accommodation	
Applicant	Mr Simon Justin Heslop	
Agent	Mr Roger Langham	
Parish/ward	Ipstones / Ipstones	Date registered 10 th August 2022
If you have a question about this report please contact: Arne Swithenbank tel: 01538 395578 or e-mail arne.swithenbank@staffs Moorlands.gov.uk		

REFERRAL

The application is a Full - Minor and is referred to Committee at the request of Cllr Linda Malyon in order to consider in particular any potential implications for neighbour living conditions.

1. SUMMARY OF RECOMMENDATION

Refuse

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 2.1 The Green Man is a former pub which makes a landmark to the Bottom House cross roads. The site is in a prominent rural location. The A523 Ashbourne Road from Leek bounds its north east side and the B5053 Bottom Lane borders its south east side. The pub has a large car park to its rear (westerly aspect) and stands in an overall ownership plot of 1 hectare (2.471 acres). The application site occupies 0.35 hectares (0.9 acres) accessed midway along the border with Bottom Lane.
- 2.2 The surroundings of the location generally comprise rural agricultural fields. There is a farm or residential property to each of the other corners at the cross roads and similar loosely dispersed properties to the wider surrounding countryside.
- 2.3 It is to be noted that the applicant's land ownership is contained in two separate titles: land "being the Green Man Inn" is approximately as shown in a 2013 planning application – see fig 2 at paragraph 7.2 below – with the remainder of the land being "land adjoining Green Man Inn". The

current application blue edged land includes – presumably in error – a small section in the north east corner not included in either title.

3. DESCRIPTION OF THE PROPOSAL

- 3.1 From the submitted design and access statement: *“Erection of four lodges to complement and expand the existing holiday accommodation and tourist facility at ‘The Green Man’, former public house.”* The converted pub is available for holiday accommodation for a large group of between 24 and 34 persons. Hire includes self-catering accommodation with the original bar area in situ and *“use of all the old pub areas”* including private dining space, social areas, games room and enclosed lawned outdoor areas.
- 3.2 *“The land to the rear (south-west) of the Green Man is derelict and overgrown but was formerly used as a caravan site, and many electrical hook-up points and water points are still visible, and a concrete base. No formal planning approval exists and it appears that the small scale development was carried out for many years under permitted development in conjunction with the former public house. To extend the existing tourist offering at the converted public house, the holiday operators (Peak Venues Ltd) wish to provide the four holiday lodge units to cater for smaller groups of between 2 to 8, and bring the overgrown and disused land out of dereliction. The lodges could be used independently or in conjunction with the larger scale facilities within the former Green Man public house.”*
- 3.3 Access would be off the B5053, using the existing commercial entrance to the former pub car park, which is still in use.
- 3.4 For the proposed holiday lodges materials would be timber cladding, with roof materials of simulated shingle tiles or standing seam metal roofs to reflect materials on agricultural buildings in the vicinity – design selected from the ‘Pinelog’ ‘Glade’ range. The application says these are constructed based on mobile home construction, built off-site and transported in a completed state and installed clear of the ground on small piers or mini-piles so that drainage and tree roots are not affected as no permanent concrete base is required.
- 3.5 Elevations and floor plan are shown on drawing 722/D02. The site layout drawing 722/D01 rev A shows a cul de sac development of four of these each with a pair of parking spaces. The buildings each have two double and two twin bedrooms and are shown therefore as each accommodating 8 people or 32 across the development as a whole.
- 3.6 An ecology survey and design and access statement accompany the application.

4. RELEVANT PLANNING HISTORY

- 4.1 There is a lengthy planning history made complicated by often only relating to parts of the overall ownership and overlapping with the current site to varying degrees, often only in part.
- 4.2 80/09061/OLDDC – Site for touring caravans – refused – mainly land outside the current application alongside Bottom Lane and extending to the south west limit of the ownership boundary.
- 4.3 12/00043/FUL – Refurbishment, alterations and extension to existing public house to provide improved facilities including lettable rooms and improved landscaping – approved.
- 4.4 13/00510/FUL – Change of use of part of ground floor and first floor to guest bedrooms and erection of 2 storey extension fronting the A523 (to provide managers flat and guest bedrooms) and erection of ground floor kitchen/dining room extension – permission granted. [at least in part not implemented eg two storey extension not built.]
- 4.5 07/00129/BOC – enforcement
- 4.6 SMC/2015/0555 – enforcement
- 4.7 SMD/2008/0114 – enforcement
- 4.8 09/00798/FUL and 10/00135/FUL both relate to an MOT bay and view area centred on Smithy Garage 85m to the north west but which took in land overlapping along the north west side of the current application site.
- 4.9 Pre-application advice was given under PAD/2020/0053 firstly for 16 lodges then reduced to a proposal for eight.

5. PLANNING POLICIES RELEVANT TO THE DECISION

5.1 Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS10 Other Rural Areas Area Strategy
- SS11 Churnet Valley Strategy
- DC1 Design Considerations
- DC2 The Historic Environment
- DC3 Landscape and Settlement Setting
- E1 New Employment Development
- E4 Tourism and Cultural Development
- H1 New Housing Development
- NE1 Biodiversity and Geological Resources
- NE2 Trees, Woodland and Hedgerows
- T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

6. CONSULTATIONS CARRIED OUT

Public

- 6.1 The last consultation expiry date was 20th October 2022 (site notice). A total of nine neighbouring addresses were notified directly by letter for response by 23rd September 2022.
- 6.2 Representations have been received raising objections summarised as follows:

From the occupiers of Bottom House Farm on the opposite side of Bottom Lane from the application site:

- Ecology report site is at variance from the application site [LPA: a larger area was surveyed than included in the site. A small area at the entrance is not shown in the ecology survey plan area.]
- No details on any plan to show what the roadside plot will be used for [LPA: this appears to be a reference to the land not included in the application.
- Submitted photos do not show proximity of adjacent homes such as Bottomhouse Farm
- Reference to dependence on third party information in the ecology report is queried – “Other submitted reports are vague, incorrect and lack precise detail”. Certain important species are not mentioned yet “a common sight to local residents”.
- SMDC planning and the local residents were not aware of the intended use of the property when planning was approved in 2013. We are all now aware of current use of a Party House although not aware of its further intended use. (corporate events are few and far between). By its very formula of offering a Party House event, the guests are allowed to rise to the occasion of a veritable all day pub and all night, night club. No manager is on site. Adding more numbers of persons (up to 67) to the property, is a guaranteed recipe for additional further noise pollution, intrusive lighting, anti sociable behaviour and

- operating in unsociable hours. This property should have had restrictions placed on its original planning application for its operational use.
- Managing large groups of people is complex. Managing 67 people should be a priority for SMDC planning department on this planning application.
 - Concern re anti-social noise
 - This proposal is neither modest nor needed. New residential dwellings are not normally allowed. There is an over-abundance of existing holiday accommodation in the Staffordshire Moorlands and Peak Park district. The area is not screened and sits in open moorland and is not a concealed area. The development will not enhance the existing site. Overgrown grassland can be cut and maintained and returned to its former glory in this environmentally sensitive area (ESA).
 - Any new planting will take years to mature and will not provide screening to adjacent permanent residences and the open countryside.
 - The permanent wooden houses which are huge would not be in keeping with the local stone farm buildings in the area.
 - Currently no management on-site and will not provide any further significant employment.
 - application SMD/2022/0426 would double the onsite occupant groups from 35 to 67 persons still with no onsite manager. This obviously has to be a concern to local residents for noise and behaviour.
 - Cited application SMD/1980/0517 for caravan was refused on 9/10/1980. There are no hard standings.
 - The application states there will be no new onsite roads and yet the plan shows 8 parking spaces and a road between them. However 32 parking spaces could be needed for all the occupants. This application lacks technical detail in construction and operation and as such is unacceptable.
 - Expanding this site by adding 4 Wooden Houses each 65' x 22' over a green ESA environment area would obviously make a significant change to the area appearance. Trees and other fauna would suffer and certainly not shield this addition to the green man party house building from surrounding properties such as mine.
 - impact of lighting, installing new road surfaces and parking bays
 - would become an over developed intrusive site
 - will be seen from Ipstones Edge, Morridge, Onecote roads and further afield as it is in visual prominent open countryside
 - there is an over-abundance of these holiday lets in Staffordshire Moorlands and the surrounding Peak District National Park

From the occupiers of Smithy House (nearby adjacent neighbour to the north west)

- these would be large holiday homes
- parties of up to 30 guests at the former pub often cause night time disturbance – noise level disturbance will increase

Ipstones Parish Council

6.3 Ipstones Parish Council – objection

- Inappropriate development in open space
- The proposed development is too large for the area

- Detrimental to wildlife in the area
- It would set a dangerous precedent for the future

SCC Highways

Site Visit -08/09/2022

- 6.4 No objection subject to condition: The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained for the purposes of parking and turning for the life of the development.
- 6.5 Personal Injury Records:
Current records show that there are 2 personal injury collisions (PIC) on Ashbourne Road within 160 metres of the site for the previous five years. Although all PICs are regrettable, the overall volume of collisions does not suggest there are any existing safety problems that would be exacerbated by the proposed development. There are no Personal Injury Collisions on Bottom Lane within 160 metres of access for the previous five years.

Background:

The Green Man/site is located on Ashbourne Road at its junction with Bottom Lane. Ashbourne Road is an A classification road (Road No. A0523), and Bottom Lane is a B classification road (Road No. B5053). Both roads are subject to a 50mph speed limit and have streetlighting.

Ashbourne Road is a primary route connecting Leek to Ashbourne. There is a bus service from Leek to Ashbourne with bus stops directly outside the site providing public transport to Leek (approx.5 miles) and Ashbourne (approx. 11 miles). There are numerous public rights of way surrounding the site and other local tourist attractions such as, Alton Towers and Manifold Valley.

Comments on Information submitted:

The proposal is to install 4 holiday lodges on land to the south-west of The Green Man, previously a public house which has been converted into holiday accommodation. Each lodge will have 4 bedrooms and 2 parking spaces. Access to the holiday lodges will be off Bottom Lane via an existing commercial access, which previously served the pub. There are no proposed modifications to the access and visibility is good.

The access served the pub car park and in continuous daily use it is considered that trip generation would not increase as a result of the addition of the proposed lodges. Parking for 2 vehicles is provided for each lodge as detailed on Drg. No.D01 Rev A. It is noted there are no footways along Bottom Lane or Ashbourne Road however, pedestrian access to the bus stops will be via a footpath through the site. There are no objections on Highway grounds to the proposed development subject to the following condition being included on any approval: -

The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans. The parking and turning areas shall thereafter be retained for the purposes of parking and turning for the life of the development.

Reasons; To comply with NPPF; to comply with SMDC Core Strategy Policy DC1; in the interests of highway safety

Note to Planning Officer; It is noted on Drg. No.D01 Rev A the internal gate marked as (position of existing gate) may cause difficulty when accessing the parking space to lodge no. 3 and possible conflict with other users of the gate. It may be beneficial to relocate the internal gate to improve safety for users and to aid access to the parking space.

SMDC Environmental Health

- 6.6 SMDC Environmental Health recommend refusal of the application due to insufficient information being provided to address/mitigate the potential noise impacts this development may be likely to cause.
- 6.7 The Green Man holiday accommodation is currently subject to complaints of noise from local residents. The alleged noise is generally caused by loud music and people noise at night. There is no on-site supervision to investigate or address complaints from neighbours when issues arise and management of the noise is generally done remotely. This application represents an intensification of hospitality use at the site and has the potential to cause an increase in complaints of noise. There is insufficient advice contained in the planning application for the Environmental Health service to consider how this intensification will impact local neighbourhood amenity or be managed to prevent adverse impacts to amenity.
- 6.8 Other concerns regarding construction impacts, lighting and land contamination could each be addressed by conditions.

Severn Trent Water

- 6.9 Minimal impact on the public sewer system therefore no objections and no requirement for a drainage condition.

7. POLICY AND MATERIAL CONSIDERATIONS / PLANNING BALANCE

Principle of Development and Main Issues

- 7.1 In its general approach, in accordance with policy SS1, the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications that accord with the policies in

the Local Plan shall be approved without delay, unless material considerations indicate otherwise.

7.2 The location is outside of any defined development boundary and lies in the open rural areas governed by policy SS10. It is necessary to examine whether past or current uses, either by permission or by passage of time, have created a developed status for the land. The applicant has for example made some reference to a suggestion of there being caravans on the land at some point. Figure 1 below shows the proposed site red edge for this application. The most recent consent at the Green Man is 13/00510/FUL and the site to which that permission refers (defined by its red edge) is shown in figure 2.



Fig.1 – proposed site red edge

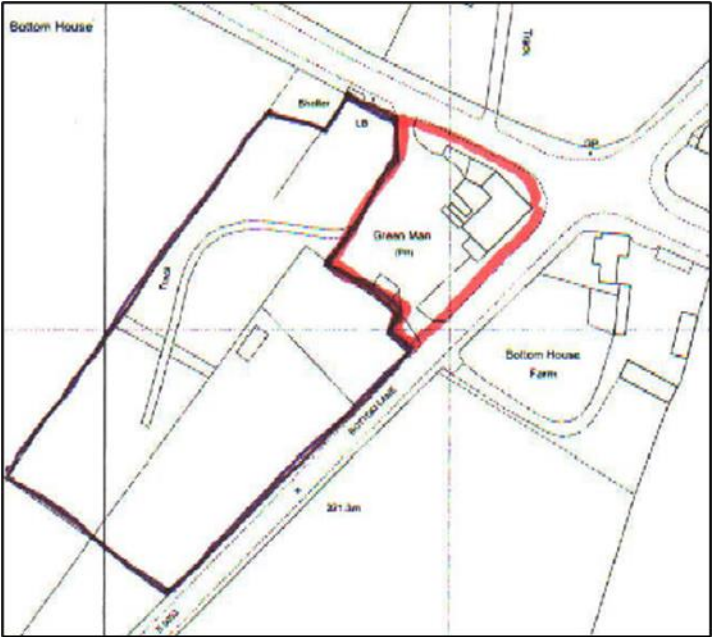


Fig. 2 – site granted consent under 13/0510/FUL

7.3 There is some marginal overlap where access to the proposal land would use a strip of the existing car park on its south west edge. Otherwise the current

application would appear to occupy land wholly outside the planning unit of the accommodation building as shown in the 2013 approval – see red edge in fig 2.

- 7.4 There is no planning history to suggest that land outwith the 2013 red edge has any established planning use status other than rural agricultural / horticultural.
- 7.5 A series of air photos is publicly available (sequence collated on file) for the years 2003, 2006, 2013 and 2017. These indicate a somewhat haphazard and varying use of the application land. Some compartment boundary features remain consistent through the sequence but the uses ebb and flow between the compartments. The uses of the land in the air photo history include, in 2003 some 5 to 7 touring caravans widely dispersed through at least two of the compartments; in 2006 an evident livestock shelter with a large midden is present and much of the land appears over-grazed, also in 2006 there are two or so possible touring caravans parked, a parked vehicle and a series of small sheds. There are no vehicles or caravans in 2013 and fewer sheds. The parked vehicles and sheds when present in 2003 and 2006 were mainly in a poorly defined area within a northerly portion of the current application land.
- 7.6 Consideration should be given as to whether the application land meets the definition of being previously developed (NPPF glossary). The NPPF definition is:
- Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.
- 7.7 Apart from the strip of car park which would appear to be within the Green Man planning unit and its curtilage, none of the application site can be considered previously developed. None of the structures which have been present appear to have been permanent and it may also be said that the remains have now “blended into the landscape”.
- 7.8 As noted above, the policy starting point here is SS10 and more specifically relevant would be SS10(2) which is to “Sustain the rural economy by: (inter alia) Enabling the limited expansion or development of business for employment uses where a rural location can be justified”.
- 7.9 SS10(3) is expressly to “Enhance and conserve the quality of the countryside by (inter alia): Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape [first point];

and, Limiting uses which generate a substantial number of regular trips in areas that are not well served by public transport [second point].

- 7.10 SS10(5) is to “Enhance tourist opportunities by: Supporting sustainable tourism developments and measures in the Churnet Valley in accordance with Policy SS11 and the Churnet Valley Masterplan SPD; Allowing for small-scale tourism developments in other areas (in accordance with policy E4); Establishing strong linkages between recreational and tourist resources; Recognising and developing the close linkages to the Peak District National Park.
- 7.11 This site is within the Churnet Valley Masterplan Area and SS11 is that “development should be in accordance with the Masterplan”.
- 7.12 Policy SS11 is that: “Any 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. Strong sustainable development and environmental management principles should also be demonstrated. The consideration of landscape character will be paramount in all development 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. Complementary and sensitive highway improvements to access routes and/or measures to support other alternative means of access will be required to serve any developments which generate significant additional demand for travel.”
- 7.13 This site lies on the boundary of the ‘central area’ and the ‘Peak District fringe’ as identified in the Masterplan. The underlying tenets of the masterplan are to focus tourism development such as accommodation provision to identified locations and avoid a general or random dispersal of new development.
- 7.14 The Masterplan does not override the Local Plan policy E4 for Tourism and Cultural development which is 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 SS5 to SS10 and Churnet Valley Strategy Policy SS11.”
- 7.15 E4(1) is that: “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.
- 7.16 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.

7.17 As this site is not in an area identified in the Churnet Valley Masterplan it does not gain support from SS11 and indeed would be somewhat contrary to it. The location is not close to settlement so E4 (1) B cannot apply. It is not apparent or demonstrated that the site has good connectivity with public transport, walking and cycling and therefore E4 (1) A is not found to apply.

7.18 Moreover and somewhat fundamentally, whilst SS10 through SS10(2) refers to sustaining the rural economy by (inter alia) enabling the limited expansion or development of business for employment uses where a rural location can be justified, this scheme cannot be assessed as a 'limited' expansion. The existing business occupies a building in the order of 330m² to 350m² in plan area. Each proposed 'lodge' would be 20m x 6.5m = 130m² which means in total the buildings would amount to an additional 520m², a near 150% increase. Strictly speaking the built development proposed would be greater still as the lodges comprise raised verandas, terraces and porches 20m x 9m which equates to 180m² per lodge. The total ground construction would (as a minimum) equate to 720m² or a 200% increase on the current built area of the existing business premises. If the current business can accommodate up to 34 people (as suggested in the Design and Access statement) the proposal would add accommodation for a further 32 people which would represent a near doubling.

7.19 This proposal significantly exceeds anything that might be considered a limited expansion and is not small scale. It is contrary as a matter of principle to SS10.

Design

7.20 The buildings are large and have an expansive design made more apparent with their raised extended verandahs. In design height the buildings are relatively low profile and a timber finish is probably the most appropriate for this type of development but as an array of four such buildings they will exert a prominent design impact on the landscape. The location is conspicuous especially from Bottom Lane and from the main A523 Ashbourne Road. As such the development would not fit in harmoniously with the general pattern but would add an irregularity to detract from the core development which is the cross roads and its corner buildings. The buildings ultimately would be visibly out of character with the pattern of land development in the area and out of character with the strong two-storeyed stone gable ended chimneyed vernacular of the junction corner buildings. The spread and scale of the development mean its impacts would be visibly apparent as a landscape incongruity from locations in the wider surroundings.

Amenity

- 7.21 SMDC Environmental Health advise against approval on grounds that the noise impacts are not known but that the existing premises are cause of complaint. This point has been discussed with the applicant. In response they have submitted a further application SMD/2022/0631 for siting of a static caravan to accommodate an on-site manager and maintenance person. They say this would be for both the existing holiday accommodation and proposed four lodges. They say in application SMD/2022/0631: “an on-site manager would ensure that all visiting groups are monitored and timely action taken against noise from the existing facility and the proposed lodge application. The on-site manager would also deal with any emergency situations, maintenance, landscaping and cleaning”. There is no detail as to how in practice this might work.
- 7.22 Application SMD/2022/0631 is pending to be decided separately. Even if this were a solution to the site management issues – and this is not fully established – it does not overcome the more fundamental policy conflict in-principle or the design and landscape impact concerns identified in this report.

Highways

- 7.23 In highways safety terms the SCC Highways response shows the scheme to be acceptable with no issues subject to condition.

Other matters

- 7.24 The applicant’s submitted ecology report took into consideration badgers, bats and birds. It recognises that nesting birds are likely and the LPA would say highly likely in the season February/March to July. Objectors have raised concern about ground nesting birds on adjacent land. There is a potential for disturbance from the site to displace birds on adjacent land. How significant this would be is perhaps difficult to gauge. There is no specific survey information on the adjoining land and its bird fauna.

8. Conclusion and Planning Balance

- 8.1 The main issue with this application is its scale and the extent of development into undeveloped land in the countryside. It would extend well beyond the curtilage of the current business occupying the former Green Man public house. It does not find policy support in principle. Part of the application land has become unkempt and suffers from some indiscriminate abandonment of untidy and decaying storage containers in the form of van backs etc. and some dumping; although unsightly at close quarters these are only partially visible from the roads but give an indication of likely much greater prominence of the expansive proposal scheme. The untidy maintenance of the land does not justify the much greater impacts of the scheme proposed.
- 8.2 It may be assumed that there would be some increased input to the local economy but no specific details are provided. It is suggested that the scheme

would enable an on-site warden to be employed but this is subject to a separate application for caravan accommodation to be developed.

- 8.3 In the planning balance the greater weight must be given to the visual landscape harm at this exposed and prominent location. This is exacerbated by the individual building sizes and the expansive layout which does not relate to the existing location in which development is quite tightly centred on the cross roads junction. The buildings proposed would be obviously at odds with the predominate style encapsulated in the cross roads buildings.
- 8.4 The proposed holiday lodges would not be in a location that offers, or is capable of offering good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling. Users of the development would be inevitably reliant on the private car.
- 8.5 Neighbours are concerned by the greatly increased capacity of the site that would result and owing to noise disturbance at anti-social times from the existing business, complaints about which are confirmed by the Council's EHO, they are very concerned about the prospect of this increasing further. The buildings proposed with their four bedrooms and 8-person capacity will appeal to group hirings and the potential for noise and disturbance inevitably increases as a result. The risk is especially so if this is the market pattern at this site. In the absence of a dependable means or system for managing the site this becomes a further reason for refusal.

9. RECOMMENDATION

A. Refuse for the following reason(s):

1) By extending into undeveloped rural land with an effective doubling of the adjacent existing built development and its existing occupancy capacity the proposal cannot be considered a 'limited' expansion and as the site is not in an area identified in the Churnet Valley Masterplan and is not otherwise supported by policy E4 the proposal in principle is found contrary to Local Plan policies SS1, SS2, SS10, SS11 and E4 and to the NPPF.

2) By reason of their large size and expansive layout which, but for the partly shared existing access drive from Bottom Lane, would extend into rural undeveloped countryside and form a prominent and incongruous development with adverse impacts of appearance accentuated by the contemporary styling in both materials and building form at odds with the predominant building character of the location, the proposal is found contrary to Local Plan policies SS1, SS2, SS10, SS11, E4, DC1 and DC3 and to the NPPF.

3) As a development which would provide accommodation for up to c.32 overnight guests on land adjacent to existing accommodation catering for up to 34 overnight guests taking the total to 66 people the

risk of uncontrolled neighbour disturbance especially at anti-social evening and night time is increased and with a known reported history of such disturbance from the existing business and in the absence of a system of control and management to avoid antisocial neighbour disturbance the proposal is judged likely to result in unacceptable harm to the amenities and living conditions of neighbouring residents and is therefore found contrary to policies SS1, SS10, E4 and DC1 and to the NPPF.

4) The proposed holiday lodges would not be in a location that offers, or is capable of offering good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling and users of the development would be inevitably reliant on the private car. The proposal is therefore found contrary to policies SS1, SS2, SS10, DC1, E4 and T1 and to the NPPF.

Informative

1.) 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.

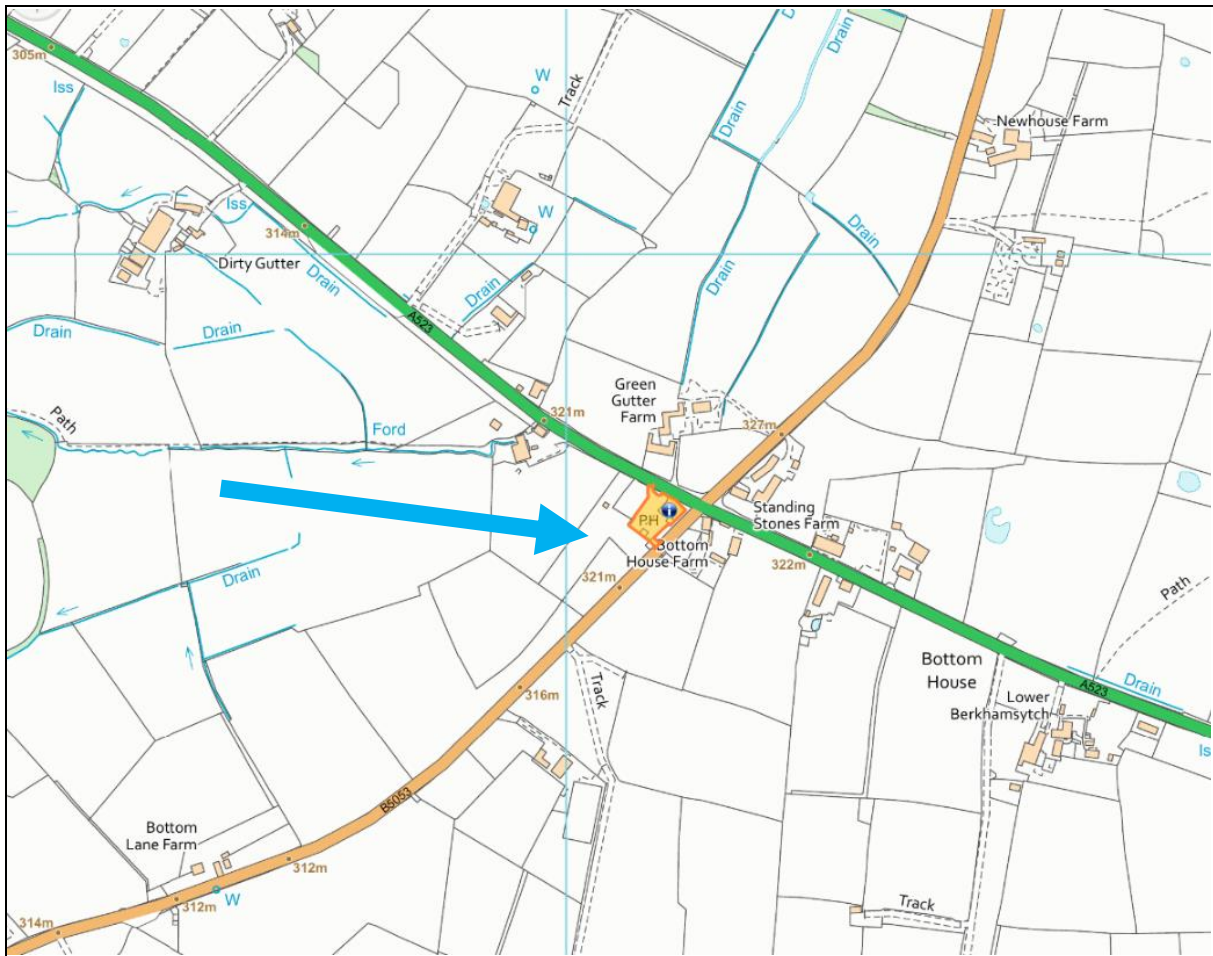
B In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's decision

10. APPENDICES TO THE REPORT

10.1 The link below to the Council's website is where the detail of this application can be viewed.

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=163104>

10.2 – location plan



10.3 – site plan

