

Appeal Ref: APP/B3438/W/24/3344014

Moneystone Quarry, Eaves Lane, Oakmoor

Some points to cover in the submitted evidence

Background

The appeal proposal

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.

The reason for refusal

The reason for refusal in the decision notice includes the following: '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':

The Outline consent SMD/2016/03780

The outline planning permission consents to the principle of the use, the re-development and has various conditions which shape the scheme. I also note that access was determined at the outline stage and thereby consented.

The Council's Statement of Case¹ confirms that: 'it is noted that this was a reserved matters application and as such the principle of development of this

¹ Paragraph 6.5

site is already agreed by virtue of the outline planning permission. Matters of highways impact as well as the acceptability of the re-use of the site for tourism and leisure uses were considered at length as part of the outline stage. As a result, comments in this regard do not form part of the Council's case and ought not to be revisited at the appeal inquiry.'

Condition 1 of the outline consent confirms that the [only] reserved matters are layout, scale, appearance and landscaping.

Condition 4 of the above requires the development complies with the Parameters Plan, Character Areas Plan, Restored Landscape Plan and Environmental Statement.

Condition 8 specifies that no more than 250 lodges shall be erected within the broad areas identified [for them] on the Parameters Plan.

Condition 14 requires that the Reserved Matters accord with the principles in the [then] submitted Design and Access Statement.

The Council's position

The Council's Statement of Case² also finds that the hub building demonstrates a strong response to the site, its setting and policy requirements.

There is also no objection³ to the landscape planting strategy, overall density or layout.

The Council's objection is to the design of the lodges⁴.

Some points to include in the evidence to be submitted

Bearing the above in mind, it would be particularly helpful if the evidence submitted by the parties could include the following:

General

Page 22 of the Design and Access Statement states the lodges would be compatible with the definition of caravans. Why is that compatibility necessary.

Viewpoints

Where is the appeal site experienced from

How is it experienced

² Paragraph 2.3

³ Paragraph 4.2

⁴ Paragraph 2.2

What is the significance of these viewpoints

What would be the effect of the lodges

Roofing materials

Would grass roofs be feasible, if so, what would be their likely composition and maintenance regime

What would be their effect

What if any would be the effect of weathering to the proposed roofing material

What is the roofscape seen against. What is the context/background

Walling

Confirmation whether natural or synthetic timber boarding is proposed

How would it be fitted: 'T and G', shiplap, weather boarding, or Yorkshire boarding, horizontally or vertically aligned.

What would be the stain or paint colour or would it be left to silver

How would it be maintained

Could generic samples be submitted to the inquiry (brought to the event)

Suggested conditions: Should the generic palette be conditioned with precise specimen samples for subsequent Council approval

Elevations

These are titled "indicative" but are conditioned for compliance in the committee report. Their status needs to be clarified.

What is proposed for the "skirt" around the lodges. Would the wheels and/or structural base be visible

The surroundings/curtilages to the lodges

The submitted plans are titled indicative. Status?

Photomontages have been submitted. How much weight should they be given

How would the spaces between the lodges be maintained