

## Burnett, James

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**From:** Planning (SMDC)  
**Subject:** FW: Comment Received from Public Access

-----Original Message-----

From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]  
Sent: Tuesday, September 13, 2016 8:43 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From: William Gardner

Ash Croft,  
Nabb Lane,  
Alton  
Stoke-on-trent

ST10 4AY

Submission: Objection

Comments: THE A52 JUNCTION WITH WHISTON EAVES: NO CHANGE IN THIS APPLICATION

- The proposal for the A52 junction with Whiston Eaves Lane remains identical to SMD/2015/0682,
- There has been no change to this, neither could there be: the road leading to the junction has extremely hazardous steep sections and dangerous bends which are not alterable.
- The junction is unsuitable, dangerous and unworkable for 250,000 annual visitors .

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From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]  
Sent: Tuesday, September 13, 2016 8:45 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From:

Ash Croft,  
Nabb Lane  
Alton  
Stoke-on-trent

ST10 4AY

Submission: Neither

Comments: TRAFFIC: NO CHANGE IN THIS APPLICATION.

- This problem was the mainstay of councillors's reasons to refuse the last application.
- The hazards, to be caused by 250,000 visitors on these narrow steep single track roads, are the same as in the previous rejected application 0682.
- There has been no change in this situation.
- Some evidence in Laver Leisure attempting to slightly widen sections by pushing back the edgings of grass are paltry and desperate and have no effect on the unalterable structure of the lanes many single track sections, blind bends, blind crests and severely steep sections.
- The attempt to mitigate the situation by installing an advisory 'No Right Turn' sign is nonsense.
  - o Sat Navs will direct them down hill through Oakamoor's dangerous roads.
  - o People unfamiliar with the area will follow those.
  - o They have a legal right to turn right.
  - o They would see other locals travelling downhill to Oakamoor and follow.
- The dangers to holiday makers in the area, those attempting to have a walking holiday and take advantage of the special nature of this beautiful and tranquil valley, will force, and is in fact already forcing visitors to avoid walking along country lanes
- Locals are unable to use their residential roads or walk along lanes safely.

- The villages of Oakamoor and Whiston, and the hamlet of Moneystone will be inundated with the kind of traffic that Alton experiences with Alton Towers. Any councillors who have not seen this would be advised to drive in this area at the times of arrival (around 9-11 am) and departure (around 4.30-6pm).
- The narrowness of the lanes in the Lower Churnet Valley, Farley Road, Whiston Eaves etc will create dangerous worrying blockages as there are many single track sections and few passing places.
- There is already currently aggressive exchanges with Alton Towers visitors not unhappy with the blockages which require someone to back up or down blind bends.
- Our residents' experiences are that visitors are unfamiliar with how to use passing places and they tend to push forward, attempting to squeeze past. This causes accidents of varying natures. 52 such accidents on Farley Road alone were documented and sent in to both SMDC and SCC at the last hearing of this application.

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From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]  
Sent: Tuesday, September 13, 2016 8:47 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From: William Gardner

Ash Croft,  
Nabb Lane,  
Alton  
Stoke-on-trent

ST10 4AY

Submission: Objection

Comments: AIR POLLUTION FROM TRAFFIC:

- It is self-evident that more cars means more pollution. There has been no alteration in the application regarding this issue.
- If the minimal level of 250,000 visitors per year is needed for this proposed business to be economical, then this level of pollution in an area of outstanding natural and tranquil beauty is unsustainable.
- It will alter the nature of the valley irreparably, both in its landscape, its air quality , and its provision for residents and visitors of a safe and healthy environment

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Sent: Tuesday, September 13, 2016 8:49 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From:  
Ash Croft  
Nabb Lane  
Alton  
Stoke-on-trent

ST10 4AY

Submission: Objection

Comments: NOISE POLLUTION: The noise pollution will be identical, and potentially occur at all hours of the day and night, 365 days a year. Alton Towers visitors across the valley already creates a growing disturbance with the rise of Sat Navs in cars.

- There is no change to this 'new' planning application.
- Laver assert there will be no rush hour periods as with Alton Towers 'an assertion which is not born out by logic as visitors will be restricted by work-holiday schedules as is quite visible on any bank holiday weekend, let alone on daily visits to Alton Towers. However, if we adhere to their assertion, this will mean they envisage a continuous flow of traffic, a level of traffic to bring a minimum of 250,000 visitors a year, and the valley will be disrupted continuously.

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From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]  
Sent: Tuesday, September 13, 2016 8:52 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From:  
Ash Croft,  
Nabb Lane  
Alton  
Stoke-on-trent

ST10 4AY

Submission: Objection

Comments: LIGHT POLLUTION: The light pollution will be virtually identical with only Black Plantation site being brought into the main site.

- The change proposed in this 'new' and desperate application is so infinitesimally minimal, there will be undetectable difference to the light pollution problem that will emanate from the main site.
- It is clear to anyone who looks towards Cheadle that the night sky is affected with an orange glow above the town. Such a large development, with its potential to increase to levels way above those proposed in this application (viz the original application and other caravan park developments owned by Laver Leisure, which illustrate the level of probable growth in the ambition of such a project as this one) will lose the Valley its valuable night sky, one of the natural features treasured and coveted for the preservation of nature in this country.

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Sent: Tuesday, September 13, 2016 8:53 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From: William Gardner

Ash Croft,  
Nabb Lane  
Alton  
Stoke-on-trent

ST10 4AY

Submission: Objection

Comments: VISUAL IMPACT: This will be greater, especially when viewed from Little Eaves Farm.

· There is no change in this issue. See below for Listed Buildings issue.

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From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]  
Sent: Tuesday, September 13, 2016 8:55 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From: William Gardner

Ash Croft  
nabb lane  
Alton  
Stoke-on-trent  
Staffordshire  
ST10 4AY

Submission: Objection

Comments: IMPACT ON LISTED BUILDINGS & HISTORICAL SETTINGS

- The historical setting of the listed barn and listed curtilage farmhouse at Little Eaves Farm is still going to be adversely affected:
  - o the Hub buildings maybe lower but the overall density of an urban array of buildings (swimming pool, restaurant, bowling alley, spa, gym, cinema, children's soft play area visitors centre, shop, admin building, maintenance building etc.) all clustered together with the outdoor entertainment areas and car parking, are equivalent to a small a town.
  - o This involves a great deal of modern building materials.
  - o It will be highly visible from the listed farm site.
- The noise and light pollution emanating from the area will impact upon the historical setting.
- The screening proposed would be as intrusive as the development it is attempting to hide (Historic England Good Practice Guide March 2015)
  - Screening trees won't continue the natural patterns of woodland in the area
  - They will take 10 years and more to grow to a noticeable height for screening
  - The 33Kv power lines anyway prevent effective screening
  - This screening would detract from the farmstead's agricultural setting
- The former quarry needs to be viewed as a 'restored site'. This will not be achieved and the time scale of up to ten years for such screening to mature and be effective is not acceptable mitigation.



- Oakamoor is close to the site and is now a Conservation Area. In law a development that will impact on a conservation area must not be allowed. The traffic alone will impact this.
- Frame Wood on the edge of the quarry is Ancient Woodland. The Woodland Trust do not want a track made through it. The ecology that goes with the woodland is what makes it special.

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From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]  
Sent: Tuesday, September 13, 2016 8:56 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From: William Gardner

Ashcroft  
Nabb Lane  
Alton  
Stoke-on-trent  
Staffordshire  
ST10 4AY

Submission: Objection

Comments: SUSTAINABILITY: TRANSPORT:

· There is no alternative transport. Large vans or buses to transport visitors to the other large tourist resort at Alton Towers will have to avoid any of the lanes: Whiston Eaves, Blakeley Road, Oakamoor, Farley Road. There is no proposal for train transport to Moneystone as it is not economically viable and would further destroy swathes of natural landscape and valued wildlife

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From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]  
Sent: Tuesday, September 13, 2016 8:58 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From: William Gardner

Ash Croft,  
Nabb Lane  
Altonb  
Stoke-on-trent

ST10 4AY

Submission: Objection

Comments: SUSTAINABILITY: TRANSPORT:

· There is no alternative transport. Large vans or buses to transport visitors to the other large tourist resort at Alton Towers will have to avoid any of the lanes: Whiston Eaves, Blakeley Road, Oakamoor, Farley Road. There is no proposal for train transport to Moneystone as it is not economically viable and would further destroy swathes of natural landscape and valued wildlife.

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-----Original Message-----

From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]

Sent: Tuesday, September 13, 2016 9:00 PM

To: Planning (SMDC)

Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From:

Ash Croft  
nabb laane  
Alton  
Stoke-on-trent  
Staffordshire  
ST10 4AY

Submission: Neither

Comments: SUSTAINABILITY: ECONOMIC:

- There is no economic sustainability for the area either:
- the economic benefit will remain internal to the site, very little being spent outside the proposed site with its proposal to provide for every need of visitors both for food & drink and for leisure facilities in addition to the accommodation proposed, at a level which will, like Alton Towers, aim to be increased year on year.
- Economic benefit will accrue to Laver Leisure in the same way Alton Towers benefits from year on year expansion and facilities designed to keep expenditure internal. As is declared in the Laver Leisure brochure, the choice of this site is to be close to Alton Towers with the hope of attracting their visitors with the pulling power of nearby Alton Towers

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From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]  
Sent: Tuesday, September 13, 2016 9:01 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From:

Ash Croft,  
Nabb Lane  
Alton  
Stoke-on-trent

ST10 4AY

Submission: Objection

Comments: . SUSTAINABILITY: NATURAL ENVIRONMENT

· The excessive use of manmade materials to build this as well as the Solar Farm far exceeds an acceptable and sustainable natural balance particularly in a Valley such as the Churnet Valley with its outstanding natural beauty.

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From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]  
Sent: Tuesday, September 13, 2016 9:02 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From:  
Ash Croft,  
Nabb Lane  
Alton  
Stoke-on-trent

ST10 4AY

Submission: Objection  
Comments: ANCIENT WOODLAND will be destroyed:

- The Woodlands Trust has submitted a complaint against the proposal as it will destroy Ancient Woodland.

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From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]  
Sent: Tuesday, September 13, 2016 9:03 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner  
From: William Gardner

Ash Croft,  
Nabb Lane  
Alton  
Stoke-on-trent

ST10 4AY

Submission: Objection

Comments: SCALE OF DEVELOPMENT: The scale of the site is inappropriate in such a sensitive part of the Churnet Valley.

- Again, this aspect of the application has no change to it.
- The large size application is unsuitable for the nature of the tranquil Churnet Valley, its roads and its communities.
- A village or town of this size would not receive planning permission and one solid ground for its refusal would be that the road infrastructure would be unsound for such a development .
- Laver has descaled from 600 to 250 lodges, and to facilitate their plan's acceptance they have removed hotels, yurts etc. - but their site is larger than the Alton Towers site and inevitably further expansion planning applications will follow over time. It is well known how Alton Towers has expanded year on year and how local pubs and bed and breakfast businesses have been lost to the local economy, families & the community .

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From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]  
Sent: Tuesday, September 13, 2016 9:08 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From:

Ash Croft,  
Nabb Lane  
Alton  
Stoke-on-trent

ST10 4AY

Submission: Objection

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Sent: Tuesday, September 13, 2016 9:09 PM  
To: Planning (SMDC)  
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Application Reference No. : SMD/2016/0378 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From:

Ash Croft,  
Nabb Lane  
Alton  
Stoke-on-trent

ST10 4AY

Submission: Objection

Comments: CONTRAVENTIONS OF SMDC & SCC POLICY DOCUMENTS:

- Despite its designation in the Churnet Valley Masterplan as an opportunity site it contravenes so many SMDC Core Strategies it would be hard put to find one it did accord with.
- The Restoration of this Greenfield site has not been sufficiently adhered to.
- AONB status application is explicitly supported by SMDC

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Sent: Tuesday, September 13, 2016 9:11 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0388 Site Address: Moneystone Quarry Cheadle Road Oakamoor  
Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From:

Ash Croft,  
Nabb Lane  
Alton  
Stoke-on-trent

ST10 4AY

Submission: Objection

Comments: THE ¿NO RIGHT TURN¿ APPLICATION

- This is to facilitate the acceptability of their plans to the councillors: a sign to guide those leaving the site towards the A52, not right down towards Oakamoor.
- It does not remove the legal right of drivers to use the road down into Oakamoor
- This is an admission that the roads Whiston Eaves, Blakely Road, Carr Bank, and Farley Road are unsuitable for this traffic.
- It is unworkable:
  - o Sat Navs will guide the cars right, downhill into Oakamoor
  - o Drivers in unfamiliar environments will prefer to follow their Sat Navs to their chosen destination.
  - o Drivers leaving the site will be able observe other drivers coming from the A52 down into Oakamoor so will naturally join them

This objection needs you to use another link as they have submitted it as a separate plan to be discussed on the same day:

SMD/2016/0378

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From: [planning@staffmoorlands.gov.uk](mailto:planning@staffmoorlands.gov.uk) [<mailto:planning@staffmoorlands.gov.uk>]  
Sent: Tuesday, September 13, 2016 9:14 PM  
To: Planning (SMDC)  
Subject: Comment Received from Public Access

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Staffordshire ST10 2DZ Stoke-on-trent Comments by: William Gardner

From:

Ash Croft,  
nabb lane  
Alton  
Stoke-on-trent  
Staffordshire  
ST10 4AY

Submission: Objection

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