

Burnett, James

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

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

From: planning@staffmoorlands.gov.uk [<mailto:planning@staffmoorlands.gov.uk>]
Sent: Tuesday, September 13, 2016 3:14 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: Karen Landon

From: Karen Landon

32

Riverside

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Stoke on Trent

Staffordshire

ST10 3AE

Submission: Neither

Comments: OBJECTION ONE

1. 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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Submission: Objection

Comments:

I object to this planning application.

Traffic NO CHANGE IN THIS APPLICATION.

¿ This problem was the mainstay of councillors¿

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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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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From: Karen Landon

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Submission: Objection

Comments: . NOISE POLLUTION: The noise pollution will 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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Submission: Neither

Comments: 7. 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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Submission: Neither

Comments: VISUAL IMPACT: This will be greater, especially when viewed from Little Eaves Farm. It will look awful from the main road B5217 and from Eaves lane.

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From: Karen Landon

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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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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>]
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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.

Burnett, James

From: Planning (SMDC)
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Kind Regards

James Burnett
Planning Support
Staffordshire Moorlands District Council & High Peak Borough Council Planning@staffsmoorlands.gov.uk
Planning@highpeak.gov.uk
0345 605 3013

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

From: planning@staffmoorlands.gov.uk [<mailto:planning@staffmoorlands.gov.uk>]
Sent: Tuesday, September 13, 2016 3:29 PM
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Submission: Objection

Comments: SUSTAINABILITY: EMPLOYMENT

¿ There is not much in this plan for the local

community as a sustainable source of support

in the way of full time jobs, ability to support in the way of full time jobs, ability to support

family life in the valley and its surrounds.

¿ As unemployment in the valley and surrounds

is low, most of the workers will have to be

brought in from other areas.

¿ The disadvantages for communities in the area

far outweigh the possibility of zero hour

seasonal and part time temporary work for

youngsters.

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From: planning@staffmoorlands.gov.uk [<mailto:planning@staffmoorlands.gov.uk>]
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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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Submission: Objection

Comments: ANCIENT WOODLAND will be destroyed:

¿ The Woodlands Trust has submitted a

complaint against the proposal as it will

destroy Ancient Woodland. This must not be allowed.

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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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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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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 joint them.