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: Thursday, November 17, 2016 5:09 PM
To: Planning (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2016/0658
Site Address: Land Behind Stonewalls FOXT ROAD FOXT STAFFORDSHIRE
Comments by: David
From: Buckley
Stonewalls

Foxt

Staffordshire
ST10 2HN
Submission: Objection
Comments: I wish to raise a strong objection to this proposed development on the following grounds.

The proposed site is on designated green belt land. Is not considered as infill and is well outside the permitted development boundaries set in 2015/16 for Foxt Village.

Access to the site as stated on the application is not and cannot be via Shay Lane. It is in fact via a locally named unmade track known as 'Milking Lane'. The entrance to which forms part of our boundary curtilage and then runs along side our dwelling where we have lived for nearly 7 years. The topmost part of this track is jointly shared access between ourselves Stonewalls and The Malthouse giving access to the rear of both of these properties. This part of the track is not just for the exclusive use of the applicant.

Access to 'Milking Lane' cannot be easily achieved from the South because of the gradient and tight turn therefore visitors to the cabins will have to approach from the North and as already happens with vehicles entering from this direction will cross our gateway entrance resulting in further disturbance and damage. The noise caused by any vehicles and/or people entering or exiting the proposed site will therefore further affect the quality of our lives as evidenced by the comings and goings with heavy machinery to the proposed site over the last 3 or 4 years. Foot traffic to the site will obviously increase along with potential unnecessary disturbance to us at all hours.

The proposal states that the development will benefit the local shop and butchers. The village of Foxt has neither of these amenities. The nearest ones being in Ipstones approximately 5 miles away which you would more than likely only drive to if you were shopping.

The village of Foxt has a number of holiday let properties which already cater for a similar village experience namely Rock House Cottages, Shaw Gate Farm, Lucky Cottage, The Grange and Foxtwood Cottages (this is not a definitive list). The latter already catering for amongst other things the 'family farm experience'.

The proposal states that parking will be provided at a point at the base of a steep hill. There is currently a shale track leading to this area which the applicant over the last 2/3 years or so has constructed. This track is not easily navigable by a four wheel drive vehicle in inclement conditions. I would also respectfully suggest that it would unnavigable during the winter & wet months in a two wheel drive vehicle.

There is no mention in the Design Access Statement how the cabins will be heated or powered. If power is to be provided using generators this will be a further disturbance to both people and the natural habitat. Additionally there is no water supply to that area. The proposal to construct a septic tank for disposal of human waste seems another unnecessary imposition on this green belt site. With no mention as to how that will be maintained or emptied. The field within which the cabins are proposed during the wet months is permanently sodden and waterlogged to the extent that it is unsuitable for use by grazing stock.