From: planningcomments@staffsmoorlands.gov.uk
Sent: 30 September 2017 13:19
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Blue Category

Application Reference No. : SMD/2017/0550
Site Address: Land East Of Woodleigh ASHBOURNE ROAD BOTTOMHOUSE LEEK STAFFORDSHIRE
Comments by: Colin Agar
From:

Lady Meadows Lane
Bradnop
Leek

Phone:
Email:
Submission: Objection
Comments: I am writing to object to this revised proposal on the following grounds, which relate to official planning criteria.

Planning history and related planning decisions:

The last application relating to this proposed development, SMD/2017/0055 was rejected in March 2017. Prior to that an application SMD/2015/0573 to erect a shed in this field was refused in 2015. The land adjoins field number SF585254. This small field along with field SF578173 also had planning permission refused for a single Animal Shelter in Dec 2012 (Ref:12/01051/FUL).

Design and visual impact:

Objections were raised in respect of the two previous application on this site - SMD/2015/0573 and SMD/2017/0055 and both were rejected. Despite similar concerns an application was unfortunately retrospectively allowed in an adjoining field - SMD/2016/0149 in 2016 and this site now has two wooden sheds with wooden fencing. These are unsightly and out of character. The addition of similar structures in the next field will do nothing to help promote the Moorlands as tourist destination of outstanding natural beauty. Indeed it will have the effect of making traditional agricultural pasture look like a collection of poorly maintained allotment sheds.

Natural conservation and intrusion into Open countryside:

There is a serious density issue. The acreage of the land is very small and the erection of yet another structure in this locale will further impact adversely on the look and feel of what was previously open agricultural grassland.

Highway safety:

The entrance onto the busy A53 road still presents safety issues for slow moving horse boxes, cars or other vehicles turning in and out of the site, particularly at dusk or night. There is no road side lighting. Vehicles on this straight stretch of road tend to drive at (or above) the 50 MPH limit. There is also a particular problem with speeding motor cycles. This is acknowledged by the Council which has provided local landowners with warning triangles which we are asked to display on the roadside when turning in and out of the road with slow moving vehicles.

Animal welfare concerns:

The Planning Statement contends that the reason for the application is that ¿¿¿the horses that would be moved to the new stables are currently in rented stables that are a distance from the applicant and his family making it difficult to provide care alongside other responsibilities¿. The applicant appears to live in the City of Derby which is a return trip of at least 56 miles, taking upward of two hours. This is a considerable distance/time to travel and it is therefore difficult to see how the horses will be regularly looked after.

Conclusion:

The changes being proposed in this application are largely cosmetic and represent a modest reduction in size and a change of location within the field. Therefore as this application fails to meet any of the strategic keys aims or objectives of the Staffordshire Core Strategy Development Plan particularly in relation to ¿the extent to which it enhances the character, appearance and biodiversity of the countryside, promotes the sustainable diversification of the rural economy, facilitates economic activity, meets a rural community need and sustains the historic environment¿, it should be again refused.