From: planningcomments@staffsmoorlands.gov.uk
Sent: 05 October 2017 09:39
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Blue Category

Application Reference No. : SMD/2017/0429 Site Address: U Holding Caverswall Road Caverswall Staffordshire ST11 9EL Stoke On Trent
Comments by: Lynn CantlayCaverswall Parish Council
From:
The Gables
504 Weston Road
Caverswall
STOKE-ON-TRENT
Staffordshire
ST3 6QD
Phone:
Email: clerk@caverswall.staffslc.gov.uk
Submission: Objection
Comments: Lisa Howard

Planning Officer

Staffordshire Moorlands District Council 5th October 2017

Sent via Planning Portal comments

Dear Lisa,

SMD/2017/0429 ¿ U Holding Caverswall Lane ¿ Conversion of outbuilding to residential annex

With regards to the above planning application we apologise for the delay in submitting our comments the Parish Councillors discussed the application at our meeting this week and wish to OBJECT to the application for the following reasons :-

1. The use of the building as an independent dwelling unit combined with its close proximity to the existing dwelling house on the site would result in a cramped form of development which would converted building by virtue of a loss of privacy. The proposal would therefore be contrary have a detrimental impact on the residential amenities of U Holding and potential occupiers of the to Policies B13 (C), B21 (D) and The Councils Space About Dwellings Standards in the Staffordshire Moorlands Local Plan.

2. Government Guidance in PPG2 (Green Belts) states that the re-use of buildings in the Green Belt does not constitute inappropriate development providing it does not have a materially greater impact than the present use on the openness of the Green Belt. The building is currently used as an ancillary garage/workshop in connection

with the residential use of U Holding. The proposal to convert the existing building to form an independent dwelling unit would clearly have a greater impact on the openness of the Green Belt than the existing use. The proposal therefore represents inappropriate development in the Green Belt and as such is contrary to PPG2 (Green Belts) and Policy N2 of the Staffordshire Moorlands Local Plan.

We would request that should planning permission be granted by you then a condition is placed on

Said approval that the property must remain as part of U Holdings and therefore cannot be sold as a separate property in the future, this to ensure that no financial profit can be made by the owners of the property.

Yours sincerely

Lynn Cantlay

Clerk to Caverswall Parish Council