

**From:** [planningcomments@staffs Moorlands.gov.uk](mailto:planningcomments@staffs Moorlands.gov.uk)  
**To:** [Planning Comments \(SMDC\)](#)  
**Subject:** Comment Received from Public Access  
**Date:** 03 April 2018 19:34:45

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Application Reference No. : SMD/2018/0045 Site Address: Tearne Quarry Main Road Hollington  
Staffordshire ST10 4HR Stoke On Trent

Comments by: Derek W Wragg Hollington Residents Steering Group

From:

Pine Tree Cottage  
Buttermilk Hill  
Hollington  
Stoke on Trent  
STAFFORDSHIRE  
ST10 4HS

Phone:

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Submission: Support

Comments:

SMDC, Stockwell House Leek

Re Planning Application SMD/2018/0045 Tearne Quarry, Main Road Hollington

A meeting on 13th April 2016 in Hollington Village Hall, attended by 50 residents, identified a number of interdependent and complex themes relating to planning. Subsequently a Residents Steering Group was established to represent views of villagers and liaise with stakeholders. We are writing as members of Hollington Residents Steering Group in support of the above planning application. At the meeting and subsequently through surveys, the community have expressed support and preference for the development of this site and the location of affordable starter homes

We urge SMDC to maintain the character of a dispersed rural landscape, by approving the utilisation of this redundant industrial site rather than green fields for housing. Hollington is a linear working village, stone being the predominant building material, with dry stone walls and green spaces. We approve and support the use of stone in the construction of the houses.

There is inadequate car parking for the Village Hall. This development provides building space while solving village hall parking.

Whilst the HRSRG unanimously support this application in principle we appreciate that a biodiversity design enhancement statement and up to date bat surveys is a requirement that needs to be amended.

In opposing refusal we believe that the social dimension of sustainability has not been given enough attention. 59% of Hollington residents are over 45+ as opposed to 50% in SMDC area as a whole (2011 Census). We believe that this top heavy age structure is the result, in part, of housing stock stagnation and a consequent lack of affordable starter housing as cottages are amalgamated, more property is designated for tourist usage and other properties remain derelict or empty. A brownfield site which has the potential to provide some affordable housing combined with homestead infill would create the opportunity for extended families to reside in the village thereby reducing the need for car journeys for social or familial reasons. The provision of off road car parking at the village hall would also contribute to resolving one of the issues relating to traffic problems in the village.

A further problem with the projected refusal of this application is the apparent Catch 22 position we face with the some experiences of the planning process in Hollington. One of the reasons for the proposed refusal of this site is the limited village services to support new housing. Yet when applications have been made to install functions such as a shop, these have been refused.

What is also at risk here is confidence in localism and neighbourhood planning. These require a more participatory and cooperative planning process. While there has been consistent local support for the development of brownfield and infill sites in the village, in practice the one brownfield site development that is available is in danger of refusal while the development boundary affords very little space for infill. Combined with the designation of large areas within the village as strategic mineral development reserve adds up to a zero growth model that could lead to the stagnation of Hollington.

The group assessed the environmental impact that in the eventuality that planning permission was not granted for the development and rehabilitation of the site it could remain derelict until 2042 on the cessation of quarrying operations and obligatory restoration of the landscape in accordance with Policy MLP 37

This would contribute long term to the degradation of the landscape in the central area of the village.

Yours Sincerely

Hollington Residents Steering Group;

Sandra Peck; The Cottage Common End Ivor Moseley; Folly Cottage Fir Bob

Derek Wragg; Pine Tree Cottage Buttermilk Hill

Barbara Keeling; Weavers Down, Main Road

Bob Callender; Hollington House, Main Road

Alan Hulme; Meadow Side, Overton

Tony Shallcross Birch House Main Road

Peter Wilkinson 1 Bank Cottages, Quarry Bank

Melanie Swanwick; The School House, School Bank