Williams, Karen

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

-----Original Message-----
From: planningcomments@staffsmoorlands.gov.uk [mailto:planningcomments@staffsmoorlands.gov.uk]
Sent: 02 October 2018 12:10
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2018/0570
Site Address: Land Adj Knott Inn Station Lane Rushton Spencer Staffordshire
Comments by: Jackie Matravers
From:

Mill Lane
Rushton Spencer
nr Macclesfield

SK11 0QU
Phone:
Email:
Submission: Objection
Comments: I object to the this plan on the following basis:

This application is on green belt and as such development should not be approved as the purpose of green belt is to keep land permanently open.

The application cannot be described as infill. Infill would be one single property, facing the road and in keeping with the adjoining properties in terms of both style and curtilage.

The land adjoins land used for agricultural purposes and contains an open-sided agricultural building which is used for storage of silage. The plan is to move this building further into the field and would therefore mean more building on greenbelt land and destruction of open space.

I note that United Utilities have not been contacted despite a borehole near to the proposed site. United Utilities have concerns about contamination and their comments should be sought.

The application is incorrect in several places and the answers to the questions on the application form should therefore be looked at carefully by the case officer and a site visit made. For instance, there are several large trees and bushes on both sides of the application site; there is no mains sewer of any description in Rushton; it is stated that there is no water course within 20 metres when the reality is that there is.

Flooding is an issue in this vicinity as two becks join before running under Station Lane, across fields, under Dye House Lane and eventually into the River Dane. Flooding occurs not only in the area of the development, the garden of Cherry Brook on the other side of the Beck but also in the field, Dye House Lane and the area close to the River Dane. Any further drainage from roofs, hard-standing and domestic properties into this beck will make this problem worse. I have reported the Dye House Lane issue many times but the council refused to resolve the drainage issue under this road. During the winter, it is flooded frequently and makes walking very dangerous for pedestrians and driving is also hazardous as it is impossible to know which is stream, lane or ditch when it is all covered with running water.