From: planningcomments@staffsmoorlands.gov.uk
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2018/0677
Site Address: New Close Fields Adderley Cheadle Staffordshire ST10 2NJ Stoke-On-Trent
Comments by: Lynn CantlayDilhorne Parish Council
From:

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Submission: Objection
Comments: SMD/2018/0677 ¿ New Close Fields, Blakeley Fisheries

Dilhorne Parish Council OBJECT to this application for the following reasons:-

A previous application SMD/2018/0212, which included touring caravan park was REFUSED by the Planning Committee and we consider that the reasons for refusal have not fundamentally changed with the exception that a touring caravan park was included in the previously refused application, these reasons are as follows:-

1. The proposal represents inappropriate development in the Green Belt. It is harmful by definition. It is not considered that the considerations put forward by the applicant clearly outweigh this harm such that very special circumstances exist. The NPPF requires decision makers to give substantial weight to any harm to the Green Belt. The proposal is therefore contrary to policies SS6c, E3 and R1 of the Staffordshire Moorlands Core Strategy and the National Planning Policy Framework (NPPF).

2. The site is not considered to be well connected to existing tourist attractions and facilities, by modes of transport other than the car and the provision of a caravan park of the size proposed, together with a campsite, would lead to a significant increase in vehicle movements in the area for visitors to reach attractions and services, resulting in an increase in emissions. Furthermore, no evidence of need or demand has been provided for this type of

tourist accommodation on this site. The proposal is therefore not considered to amount to

sustainable tourism development and would therefore not comply with policies SS6c, E3 or

R1 of the Staffordshire Moorlands Core Strategy and conflict with the NPPF.

We also wish to make the following comments:-

1. The land, as stated o the application, is currently used as ¿open space associated with the existing fisheries¿ ¿ therefore is change of use required to change from its existing use to a ¿campsite¿? If so, why has the applicant not applied for this in the application?

2. There does not appear to be sufficient toilets or washing facilities (showers) on the current site to accommodate a campsite.

3. Are extra parking facilities being provided for the campsite? The application states that ¿vehicle parking is not relevant to the proposal¿ ¿ which begs the question ¿How are the campers going to arrive at the site?¿ We would expect the majority would arrive in vehicles which would need to be parked somewhere. We ask that further details on this are provided.

4. These days tents come in a vast array of sizes therefore we would ask that should approval be given then a limit on the number of tents be included as a condition of such approval and suggest that 8-10 would be a reasonable number on the site.

We hope that you note our comments when making a decision on this application.