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: 18 July 2019 07:31
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2019/0399 Site Address: Brook Works Brook Street Biddulph Staffordshire ST8 6PF Stoke-On-Trent
Comments by: A Nicklin
From:
Meadowstile Cottage
36 Tower Hill Rd
Brown Lees
Biddulph
Staffs
ST8 6PD
Phone:
Email:
Submission: Not Object
Comments: After many applications for this site which have caused much upset in the local community this latest application is far more sensible and appropriate for the local area and would tidy up the area of what is now a run down site. I also agree with previous comments, there is considerable Bat activity in the area, we get great enjoyment from them on warm summer nights.

That said it is still within the green belt and the main issue for previous refusals were that plans for this site were considered to be inappropriate development within the greenbelt where any development could only take place in exception circumstances and was a clear conflict of the planning framework.

The biggest concern to the local community is that this plan would set a precedent for development in the area and open the floodgates for future development in the greenbelt with the council losing control of their own planning policy.

This issue could be addressed by adding restraints to the site to stop any future applications as part of the granting of planning permission for this development, constraints such as these have been used in the local area in the past, an example of which is currently before the planning officer for Green Acres on only 1/2 mile from Brook Street Works (see SMD/2019/0367 for removal of such condition)

I feel if such an arrangement could be put in place this application would be acceptable to all parties, tidy up the site and also protect the green belt from future uncontrolled development and I would support such a decision