From: planningcomments@staffsmoorlands.gov.uk
Sent: 22 June 2020 21:46
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : DET/2020/0021 Site Address: Homeland Farm Sarver Lane Dilhorne Staffordshire ST10 2PD Stoke-On-Trent Comments by: L George
From:

Day House Farm
Sarver Lane
Dilhorne
Stoke on Trent
Staffordshire
ST10 2PD

Phone:
Email:
Submission: Objection
Comments: I object to this planning application on the the following grounds,

1. It would adversely affect the setting of a Grade II listed building (Day House Farm). The proximity of the proposed development to Day House Farm goes against PPS 6 and Listed Buildings Policy BH11. This development would dramatically effect the character and degrade the landscape setting (PPS 6.28), reducing Day House Farm to an adjunct to an industrial complex rather than a prominent farmhouse surrounded by agricultural land. Views across green fields would be replaced by views of a large industrial shed and are wholly inappropriate to the farmhouse character of the property.

2. Day House Farm is thought to be one of the oldest buildings in Dilhorne. Development around this site would adversely effect a key part of the village's heritage.

3. This application is basically an amendment to DET/2020/0014 which was refused by virtue of it being within 400 metres of ¿protected buildings¿. While this proposed building is smaller, its front line would be closer to the ¿protected building¿ (Day House Farm). Therefore it should, again, be refused.

4. This proposed development encroaches on the green area/green belt (which has in the last 7 years been, rightly, protected by SMDC - enforcement notice ref SME/2014/00062). A shed of the scale proposed would be significantly more detrimental to the green area/green belt and should not be permitted.

5. Potential for increased traffic from High Street onto Sarver Lane. This is a very tight bend with a house on the corner and limited visual splays. Sarver Lane is little more than a dirt track and part of the Staffordshire Moorlands Walk. It is regularly used by walkers and horse riders. Anything which potentially brings more, or bigger, traffic onto Sarver Lane should be avoided.

Please be aware that the scale of development which has already taken place on this site is not accurately represented in the plans submitted, nor Dilhorne Parish Council's satellite images. There are already more buildings than the pictures show.

While I have a good relationship with the applicant and want their business to succeed, this development is not suitable near to a protected building.

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