From: planningcomments@staffsmoorlands.gov.uk
Sent: 03 July 2020 15:57
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2020/0292 Site Address: Long Edge House Pines Lane Biddulph Park Biddulph Staffordshire ST8 7SP Biddulph Comments by: Paul Timson
From:

High House Farm
Pines Lane
Biddulph Park
Biddulph
Staffordhire
ST8 7SP
Phone:
Email:

Submission: Objection
Comments: To the best of our knowledge there has been no notice regarding the planning application posted on Pines Lane.

As a boundary neighbour overlooking the proposed development, we question SMDC Planning Department as to why we were not informed that a planning application that may directly affect our property had been received. And, is it Planning policy to allow only 16 working days for Public Consultation? We should be grateful for a response.

As to comments related directly to the proposal, given the Application states there is parking for ¿10+¿ vehicles, we have serious concerns about the claim that the proposed change will have ¿negligible impact in respect of traffic volumes¿. 10+ vehicles suggests there may be many more additional vehicles than would be appropriate/necessary for ¿a couple¿.

Pines Lane is a single-track road with no formal passing places and provides access for heavy agricultural vehicles, plus horse riders, walkers, runners, cyclists and residents. Any increase in traffic would therefore be to the detriment of road safety and the well-being of locals and residents. Pines Lane is a quiet, rural location and any additional traffic would have a negative effect.

We do not object to the application in its entirety, but we ask that strict limitations be made conditional in granting change of use ¿ limitations that will protect both ourselves as boundary neighbours and the other residents of Pines Lane ¿ as follows:

- there must be no increase in the footprint or height of the building and the grey block work to the rear (north elevation) of the building be made good with stone cladding, or similar material, in keeping with the local stonework and architecture currently found on Pines Lane.

- additionally, any grant for change of use must be on the basis of a one-bedroom holiday let for maximum occupancy by two people (a ¿couple¿ as stated in the application)

- additionally, any grant for change of use must be based on vehicular access being limited to a maximum of one car, with a strict prohibition on caravans, motorhomes, camping or similar vehicles and/or activities.

If these limitations are made conditional, we have no further objection. If not, we object to the application.

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