From: planningcomments@staffsmoorlands.gov.uk
Sent: 29 July 2020 06:44
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2020/0306 Site Address: 95 Hillview Cottage Woodhouse Lane Biddulph Staffordshire ST8 7RN Stoke On Trent Comments by: Richard Stanley ValentineMr
From:
Nettlebeds House
Woodhouse Lane
Biddulph Moor
Stoke-on-Trent
Staffordshire
ST87RN
Phone:
Email:
Submission: Objection
Comments: Nettlebeds House

Woodhouse Lane

Planning application SMD/2020/306 Proposed Domestic Storage Building

To Land adjoining 95 Woodhouse Lane Biddulph Moor S.O.T. ST8 7RN

Proposed Domestic Storage Building Planning application SMD

Objection

I strongly object to the above planning proposal erecting a domestic storage building in the middle of the agricultural field (field no 2028) in the green belt, on farm land adjoining property 95 woodhouse lane and at the rear of my property Nettlebeds house off woodhouse lane on the north boundary.

The existing field ground levels have been raised approximately 2m above the existing ground levels. The proposed building is around 4m in height making the overall ht of the building 6m above existing ground level.

The proposed building will be seen from the north, south and west aspects, and will have a dominate and unsightly visual impact on the green belt.

The proposed building will only be obscured by the row of terraced houses as you pass by on the east side when coming down woodhouse lane, once passed the houses the proposed large building will be dominant and have an unsightly visual impact to the green belt.

The planning application gives the impression that the proposed domestic building is within the domestic curtilage of the property 95 woodhouse lane. Where in fact the proposal is in the middle of the field (field no 2028) which is in the green belt.

In my searches I could not locate any planning approval for change of use from agricultural land in the green belt to a domestic use or domestic garden.

The agricultural field adjoining 95 woodhouse lane is 1.976acres, well below the 2.5 acres required to allow permitted rights for development to farm land.

Property History no 95 Woodhouse Lane

The property is an end terraced house including a detached double garage.

Front garden to the east

Rear garden to the west

Side garden and access to the north

The west rear boundary is along the existing garage forming the domestic curtilage of the dwelling.

Adjoining the west rear boundary and side north boundary is a green belt agricultural field (field no2028) of an area of 1.976 acres.

Stable Block

In previous years a stable block as been built in the agricultural field as shown on the block plan,

I could not locate in my searches any planning approval for the stable block or change of use from agricultural land to equestrian use for the stable block.

Agricultural Barn

After the stable block was built an agricultural barn has been built in the agricultural field in the green belt which is indicated on the block plan as an existing domestic storage building.

This building is an eye-saw and the application is suggesting a trade off i.e.; to demolish the ex building if they obtain approval for the proposed building and locate the new domestic storage building in the middle of the green belt agricultural field.

I could not locate in my searches any planning approval for the existing building, or any change of use from agricultural land to domestic use if the building is a domestic storage building.

Ménage

After the erection of the stable block and the agricultural building a ménage was built in the agricultural field green belt to the west side of the barn and stables.

The existing ground levels have been raised approx 2m and re-graded.

I could not locate in my searches any planning approval for the ménage, or any change of use from agricultural land to domestic use or equestrian use for the menage

Hard standing area

Recently, in the last few months the ménage in the green belt field has been hard landscaped with hard core and tarmac road waste type material, forming a large hard standing area.

A stone retaining wall approx 2m in ht has been built on the west side behind the stable block, barn buildings and the agricultural land has been filled forming a terraced effect.

I could not locate in my searches any planning approval for the above, or any change of use from agricultural land to domestic use for the above works.

_____

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at https://www.staffsmoorlands.gov.uk/YourData

_____