From: planningcomments@staffsmoorlands.gov.uk
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2020/0656
Site Address: Rosehill Nabb Lane Alton Staffordshire ST10 4AY Stoke-On-Trent
Comments by: D WilliamsChurnet Valley Conservation Society
From:
High View
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Phone:
Email: CVCS2017@outlook.com
Submission: Objection
Comments: The society objects to the application for the following reasons.

The main issues regarding the two proposed holiday lodges being part of the sustainable rural tourism in the context of local and national planning policies taking account of the location of the site and whether future users would have a choice of transport modes is clear. This application is not only unsustainable due to the lack of public transport, it also breaches the Council¿s own policy of carbon emissions reduction.

Wednesday¿s excepted there is no longer any public transport service to Alton, therefore there would be a reliance on private transport to bring clients to the site and to take journeys around the area whilst there. This is not a sustainable outcome.

This development is not in keeping with its surrounds, being as it is within a back garden, inside the built-up area, well back from the villages edge.

The development infringes the rights of the residents of the neighbouring property since the distance between the lodges and the neighbours dwelling is just 20 metres. The likelihood for there to be a nuisance from noise generated by the lodge¿s clientele is certain to be high and on a summers evening there is also going to be the potential for cooking odours and light pollution to also spoil the peace and quite of Nabb Lane, and beyond.

It should be noted that it is possible to see easily and clearly into the neighbour¿s windows from the site, thus infringing the rights to privacy. The neighbour¿s dwelling being just 4 metres from the boundary.

There will also be a considerable risk to lodge visitors due to the nearby hazardous road junction of the B5032, Uttoxeter Road, Saltersford Road, Denstone Road (B5032 continuation) and Nabb Lane. There are no footpaths from the proposed lodges to the crossroads nor to the nearby Blacksmith¿s Arms public house and this too will create an increased risk. There will also be the potential to create an increase in noise and nuisance created by lodge visitors returning from the pub late at night.

Lodges are popular with younger guests across the county and these will not be an exception, the proposal being, as it is, close to Alton Towers. They are also likely to be guests who enjoy a party, and in the summer a barbeque. Planning conditions will not, in the real world, be able to legislate for people using these lodges from not having a ¿good time¿ and accordingly making noise above acceptable levels.

Core Strategy Policy E3 says that new tourist and visitor accommodation, should be developed in locations that offer, or are capable of offering, good connectivity with other tourist destinations and amenities, particularly by public transport. It should be pointed out that journeys to Alton Towers from Nabb Lane could not possibly be construed as creating an environment for a pleasant walk or bicycle ride. It is very likely, due to the local area¿s terrain, that most future visitors would be deterred from travelling anywhere by bicycle or on foot. The proposed holiday lodges therefore would not be in a location that offers, or is capable of offering, good connectivity with other tourist destinations. a considerable quantity of similar accommodation across the area, not least that at Alton Towers. There is therefore no requirement for addition accommodation of this nature,

now nor in the future as foreseen in the Staffordshire Moorlands Local Plan, particularly given that there is a major provision of lodges in the planning pipeline at Moneystone.

This development is also most unlikely to generate any new employment opportunities of any significance. Furthermore, the economic advantage to the area would also be minimal with holiday makers being most likely to bring in their own requirements for food and drink intended for consumption in the lodges.

These proposed lodges could not be considered as forming part of any sustainable rural tourism in the context of local and national planning policies considering the location of the site and future user¿s choice of transport.

Refusal is therefore the only reasonable outcome for this application.

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