From: planningcomments@staffsmoorlands.gov.uk
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access
Date: 07 December 2020 17:02:23

Application Reference No. : SMD/2020/0656 Site Address: Rosehill Nabb Lane Alton Staffordshire ST10 4AY Stoke-On-Trent Comments by: David John Williams
From:

High View
Townend Road
Foxt
Stoke-on-Trent
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Submission: Objection
Comments: The proposed lodges constitute an unsustainable form of development given that the site is in a residential area on the edge of the small village of Alton with only extremely limited public transport, the service only being of a single return journey bus on a Wednesday. The location of the proposed lodges would therefore encourage journeys by private vehicles. Consequently, the proposals would be contrary to the aim of the Council¿s Local Plan and the Churnet Valley Masterplan.

The application is also contrary to the Council¿s carbon emissions reduction policy, the more so since during the summer vehicles using Nabb Lane must wait their turn to join the considerable amount of traffic flowing to and from Alton Towers. The proposals would also not adhere to the sustainability thread running through the NPPF or section 4 of the NPPF, which seeks to promote sustainable transport.

The lodges are also to be erected very close to neighbouring properties and as such would have the considerable potential to cause a nuisance with noise, light and the odours of exhaust fumes, and cooking, especially barbeques. There is also no effective screening to stop lodge tenants from peering into the garden and through the windows of the accommodation of the nearest neighbour. The plans have also introduced a element of potential misinterpretation by the case officer since the scaling of the size of the neighbours property shown on the plan and the relative distance of that dwelling to the boundary are both clearly wrong and as such present a positive spin in favour of the applicant.

With the enlargement of the very similar accommodation offer at Alton Towers and potentially at the other large holiday site at Moneystone there is simply no need for such a development, not just for now but for the foreseeable future.

Therefore for the above reasons this application should be refused.

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