
From: planningcomments@staffsmoorlands.gov.uk
Sent: 20 July 2021 09:25
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2021/0271 Site Address: Land Off Harlech Drive Biddulph Staffordshire
Comments by: naveed rashid

From:
West View, Knypersley Hall
Harlech Drive
Knypersley
Stoke-on-Trent
Staffordshire
ST8 7AN

Submission: Objection

Comments: The current landowners opposite our property started the build of stables in October 2020, alongside a chicken coops being erected, building material being left onsite and permanent advertisement signage been displayed on the field for building services.

Our concerns initially were raised around as an increase of littering of fast-food packaging being thrown on the since the start of the development. But can now confirm that the littering has stopped. Upon enquiry about the purpose and design features we were advised by the current landowners that no planning was required as the shelter would be classed as temporary.

Concerns were raised with several residents who live in the vicinity and other passer-bys who use the public footpath to access parts of the green belt area. Whereby Staffordshire Moorlands Staffordshire Moorlands enforcement team were involved. Feedback received from the Enforcement team that a contravention had occurred and that the build was a breach to planning. Therefore, the landowners were instructed to make an application or be faced with removal of the structure.

The developers have not considered the historic environment, design considerations and any rural housing. The boundary of the land is a few hundred yards away from Knypersley Hall a Grade II * listed building which holds significant value and curtilage. Please see the heritage statement below.

We feel the owners have no appreciation of the surrounding conservation area and the green belt land. Due to the location of the build at the bottom of the lane (at the back of Knypersley Hall) heavy traffic and blocking of the public footpath had increased making it virtually impossible for walkers to use and enjoy. This is largely due to the constant usage of commercial vehicles; this has somewhat reduced since the council enforcement team were involved.

The build of the stables is unsightly and obtrusive with the materials that have been used with off cuts of timber, rusty corrugated roofing and a mixture of OSB and plywood boards for cladding for the walls. The size of the build is extensive and looks out of place and can be seen from the main road on Tunstall Road due to the sheer size of the structure. The structure is by no means movable or temporary and is more of a permanent structure.

Due the location of the current build (end of the track), the only access for transport is via the main gates at the opposite side of the land. Which requires vehicle access into the field using this entrance. The application states that a further access point will be introduced but will be directly situated at the back of Knypersley Hall. We would

encourage that an access statement is requested by the applicant and an assessment is carried out to understand the impact on noise, access and passers-by.

As current residents who use the track daily to enter and exit our property this may introduce an access issue and may increase the footfall of traffic

The application has been marked with the following information that maybe incorrect or would require further review.

¿ Applications states that there are no trees and hedges this is incorrect as there are several trees on the land and potentially conservation trees near Knypersley Hall.

¿ Soakaway to be introduced but no mention within the plans where this will be introduced by the build and how this will affect cleaning and general maintenance

¿ Biodiversity and geological conservation ¿ Marked with no comments for geological conservation. Clearly no acknowledgement and consideration given to referencing of Knypersley Hall being a place of interest

¿ Contamination was not considered, as more horses have been introduced and stables created and the area being used as a working yard no consideration of manure removal has been mentioned

¿ Waste storage and collection ¿ The fields are used as dumping ground for building materials other sheds and storage. This has been put on hold since the enforcement team have been out but one would ask the intention of bringing more shelters and storage with the intention of being erected in the future Frequent visits have introduced visible littering and food packing being disposed of, impacting the green belt environment.

¿ Industrial and commercial processes and machinery ¿ As highlighted earlier an increase use of commercial vehicles coming into the field to collect and deposit building materials and clear signage of advertising businesses and services

¿ The plans do not currently state what the purpose of the land is changing from? The usage of the land now is for additional feeding and storage of build materials.

¿ The current plans do not highlight or reference to any fire safety and compliance and evacuation points since the erection of the stables.

Heritage Statement;

The application property is part of Knypersley Hall, which is a Grade II* listed building. The property was first listed on 22nd August 1994. The listing states: House. Circa early-mid C18; reduced and remodelled C19. Roughcast brick. Slate hipped roof with lead rolls to hips and ridge. Brick axial stacks. PLAN: The original C18 house was of three storeys and 2:3:2 bays facing south west. In the C19 the four west bays [most of the house to the north west] were demolished and the 4-bay south east side became the principal front. EXTERIOR: 2 storeys, symmetrical 3:2:3 window south east front, the flanking 3 windows in 2-storey canted bays, the centre round-headed, all with keyblocks, cills and 12- pane sashes, ground floor right and centre with thick glazing bars, ground floor left glazing bars removed; doorway to left of centre with fanlight and glazed and panelled door. Left return, remains of original front, 1:2 bays, left bay recessed. The north east, originally the rear, is recessed at centre; the north west elevation is irregular. INTERIOR: Fine open-well, open-string staircase has scrolled tread-ends and a wrought-iron and brass balustrade with anthemion decoration and monogram JB and date 1800, signed W. Marsh; the moulded mahogany handrail is wreathed over the curtain. The drawing room has a remarkable mid C18 Rococo plaster ceiling, the design

spread over the flat ground with arabesques, interlacing, cartouches, shells, ribands, baskets of flowers, branches of blossom and delicate sheaves, all in deep relief, especially the elaborate centrepiece; there is an enriched modillion cornice. The front left [east] room has a moulded dentilled cornice. NOTE: Knypersley Hall was the seat of Sir Francis Bowyer in the early C17. The house was rebuilt in the early to mid C18 and in the early C19 it became the home of the Bateman family. James Bateman, the eminent hoticulturalist and landscape gardener, who designed the gardens at Biddulph Grange [qv], grew up at Knypersley where he executed his first landscape designs. The house and park are illustrated on a Spode plate made to commemorate James Bateman's 21st birt

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