

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 30 July 2021 18:51:45

Application Reference No. : SMD/2021/0271
Site Address: Land Off Harlech Drive Biddulph Staffordshire
Comments by: J Hayley
From:

Hazel House
Knypersley Hall
Knypersley
Stoke on Trent

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Submission: Objection

Comments: As a local resident I object to this planning proposal on the grounds that the size and scale of the proposed development is inappropriate and the proposed location for this building is on Green Belt land near to residential properties and in close proximity to Knypersley Hall, a Grade 2* listed building.

Having spoken to other nearby residents we have serious concerns about a plan which places this stable block so close to six residential properties and immediately adjacent to a strategic public footpath used by residents of Knypersley and Biddulph. This well-used path acts as an important gateway to an area of cherished natural beauty which lies to the south of Biddulph. I would ask the Planning Committee to consider why the proposed building should be built such a short distance from Knypersley Hall and whether it should instead be relocated to a position which is visually less intrusive.

The proposed building as planned has four separate stables and would be nearly 16m in length. I question whether a large building is appropriate on such a significant Green Belt site near to Knypersley Hall and overlooking Knypersley Cricket Ground. Given the size of this land why should a large building be required in simple support of horse grazing?

The planning application includes construction of a new gateway located on the existing track near to Knypersley Hall. This would provide vehicle access to the proposed building. I have concerns about the inclusion of this gateway because this track is used regularly by walkers and also is used to provide daily access to four residential properties. The stable block as proposed does not include a parking area for vehicles and therefore vehicle access via the existing field gateway near to Harlech Drive would seem to be sufficient.

From local discussions it is clear that a number of residents living nearby have concerns about a possible change of use taking place for this land. A temporary stable building has already been constructed and during the past 12 months this land area has become used for general storage of building and fencing materials, reclaimed wooden hen houses, etc. We have concerns that having a permanent building here could eventually lead to a significant change of use for this land away from agriculture and horse grazing. My particular concern for the longer term is that the construction of a large stable block could be followed by a spread to commercial land use, for example the storage of building materials in and around the new stable block. This unsightly amenity damage to open access land over the last 12 months has already caused significant upset to the residents of Harlech Drive, Denbigh Close and to surrounding communities.

This planning application under the heading 'existing land use' mentions 'grazing for horses and chickens'. To the best of my knowledge there are no chickens on this land at present. However, the presence of building materials suggest that there might be plans to raise chickens here in the future. To do so would in all likelihood require the building of a chicken run and other changes to the existing field layout. Together with construction of a permanent stable block such a change of use toward chicken farming would seem to be wholly inappropriate given that this is a residential area, given the heritage of this Green Belt land, and considering its proximity to Knypersley Hall.

For this part of Staffordshire it is important not just to preserve Knypersley Hall, a Grade 2* listed building, but also the landscape that surrounds the Hall. The land which is the subject of this planning application has heritage status and historic significance. Previously a formal deer park, the land was farmed for many years as part of the Knypersley Hall Estate. Agricultural use ended here in 2001 following the Foot & Mouth outbreak and it has been used successfully for horse grazing since that date. I hope that productive use of this land in keeping with its heritage status will continue. I wish to object to this planning proposal for the reasons explained above but also remain very concerned about 'change of use' aspects which surround this planning application.

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