

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 13 August 2021 11:25:07

Application Reference No. : SMD/2021/0479 Site Address: Land Off Stanley Road Stockton Brook
Staffordshire Comments by: Stephen Davies

From:

Dalbeattie,
Houghwood Lane,
Stockton Brook
Stoke-on-Trent
Staffordshire
ST9 9JN

Phone:

Email:

Submission: Objection

Comments: The following is a copy of the letter which I sent by post on 4th August 2021 to object to the planning application.

I am writing to make a formal objection to Planning Application number SMD/2021/0479 for outline planning permission for a detached dwelling on land adjacent to Stanley Road, Stockton Brook. My objection is made on the following grounds:-

1) The site is agricultural land in the Green Belt in a rural location which is popular with walkers, horse riders and cyclists for recreation and which it is important to retain. I draw particular attention to Paras 143 and 144 of the National Planning Policy Framework (NPPF). It is interesting to note that there has previously been a planning application for two properties on this site in 1985 which it appears was rejected.

2) The application does not put forward any special circumstances or need for the proposed development and it appears to me to be purely speculative, possibly to attempt to establish a precedent for further applications on the same part of Stanley Road. Even if that is not the case, it could certainly be a consequence of it being granted.

3) For its justification the application relies partly on the previous grant of planning permission (2008) for a garage and outbuilding on an adjacent site to be converted to a residential annexe. This permission predates the latest version of the NPPF but looks to be acceptable under Para 145c of the existing NPPF and does not seem to me to establish any kind of precedent for the development of a green field site such as this application represents.

4) The section of Stanley Road where the site of the proposed development lies is currently agricultural land on both sides except for two properties, Woodlands and Greendale. The properties at the ends of this part of Stanley Road are much older and pre-date any Green Belt considerations. I am advised by a long-standing resident of the area that Woodlands and Greendale were originally permitted by the planning authority exceptionally as residences for members of a family which ran a market garden on land on the opposite side of Stanley Road, bordering the canal. Had it not been for the exceptional circumstances relating to these two properties, this part of Stanley Road would at present be green fields on both sides from Houghwood Cottage Farm at one end all the way down to Dalbeattie on the corner of Houghwood Lane. Dalbeattie was built in 1901 for the manager of a brickworks which was on the site of what is now known as Brickiln Wood.

5) With regard to other Green Belt considerations, the application appears to imply that the Local Plan Policy (LPP) does not include national Green Belt policy because the Green Belt is not mentioned in the challenges or vision section. It is difficult to see how a local policy could override national policies but in any case Policy SS10 Para 6 clearly states that the Green Belt will be maintained and strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

6) The foregoing paragraph then inevitably directs us back to the NPPF. The application describes the proposed development as infilling within an otherwise built up frontage and describes the site as lying within a ribbon of other houses. However, unhelpfully, Para 145e of the NPPF does not define infilling. The part of Para H1(b) of the LPP which appears to most closely relate to this application refers to development which is well related to the existing pattern of development of a smaller village and will not create (my emphasis) or extend ribbon development. This paragraph does not apply fully to the location of the application because it is not in a village but on a rural road which connects two villages, Stockton Brook and Stanley. Moreover, I would submit that to call the small homogenous cluster of old cottages on the corner adjacent to the site an otherwise built up frontage so that the field between these and Woodlands is within a ribbon of other houses is stretching the meaning of these terms far beyond what is reasonable. The building of a property on the site could be regarded as creating the beginning of a ribbon which does not currently exist, and therefore be contrary to Para H1(b) of the LPP.

For the above reasons I urge the Planning Authority to reject the application.

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