
From: planningcomments@staffsmoorlands.gov.uk
Sent: 19 August 2021 19:44
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

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

From:
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Norton Street
Milton
Stoke-on-Trent
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Phone:

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Submission: Objection

Comments: The Planning Department,

Staffordshire Moorlands District Council,

Moorlands House

Stockwell Street

Leek.

ST13 6HQ

19th August 2021

Dear Sir/Madam,

Re: Planning Application SMD/2021/0479 Land off Stanley Road, Stockton Brook

I write to submit a formal objection to the Planning Application SMD/2021/0479 for outline planning permission for a detached dwelling on land adjacent to Stanley Road, Stockton Brook.

My objection is for the following reasons:

1 The site is agricultural land in the Green Belt, which is to be protected.

National Planning Policy Framework, revised 20th July 2021. (NPPF 2021)

2 A dwelling on this site would not be, as the applicant suggests, 'filling a small gap in an otherwise built up frontage.'

This description is factually incorrect or, at best, a gross exaggeration. From Houghwood Farm Cottage to Houghwood Lane there are just 3 properties. The overwhelming distance is agricultural land on both sides of the lane. Of those properties, all were built before the Green Belt was established. Two were for special circumstances to house families who worked at the market garden, which at the time was on the opposite side of the lane. The third, 'Dalbeattie', on the corner of Houghwood Lane, was built in 1901 for the manager of the brickworks which was across the lane in the area now known as Brickkiln Wood.

There is not ribbon development, therefore it can not be infill. Nor do the very few properties constitute a village. They are simply along a country lane that connects Stockton Brook and Stanley Moss.

3 The applicant suggests that the Local Planning Policy does not refer to the protection of the Green Belt. Surely Government policy overrides the local policy?

However, Policy SS10, para 6, 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.'

The application does not appear to present any exceptional circumstances as defined in the NPPF 2021, para 149.

4 The NPPF 2021, para 138c states that the Green Belt exists to safeguard the countryside from encroachment.

The application does not present any need for a detached dwelling on this site. As there have been, and still remain, properties for sale in the area, the building of another dwelling seems unnecessary. Maybe this planning application is testing to see whether the Green Belt can be broken in the Stanley Road area. Yet to approve it could set a precedent for further property development, creating a hugely negative impact on this area of Green Belt and the surrounding acres of agricultural land.

5 The findings of Ecology Report submitted on behalf of the applicant are contrary to those of local residents. The richness and diversity of wildlife seen daily is far greater than detailed in the report.

The NPPF 2021, para 145 states that local planning authorities should plan positively 'to retain and enhance landscapes, visual amenity and biodiversity.'

This brings me back to para 147, which tells us that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.'

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

Yours sincerely,

Mrs S R Cartlidge

25 Norton Street

Stoke-on-Trent

ST2 7BT

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