

From: [planenforcement SMDC](#)
To: [Planning \(SMDC\)](#)
Cc: [Julie Howard](#)
Subject: FW: Ref: SMD/2021/0612 Smithy Farm Cottage - retrospective planning application for hard standing area
Date: 12 October 2021 09:18:40

From: Joseph Bradbury
Sent: 12 October 2021 00:22

Subject: Ref: SMD/2021/0612 Smithy Farm Cottage - retrospective planning application for hard standing area

For the attention of Mr Hurst, Case Officer, SMDC Planning Objections

As residents of Blakeley Lane for 26 years (not less than one year) we would like to STRONGLY object to the current misuse of green belt wildlife land, now containing one third of its area as hardcore. The wooden fence line is allowed as a boundary, however, a 200 year hedge was removed in its making! The large vehicle gate had no prior gateway within this hedge line or even permission for its installation against a private shared driveway.

When looking to add any opening gateway to a road, consideration has to be given to current users, in this case, no consideration was given at all.

This 80 foot shared lane, already has five property entrances leading onto it from the left side and as a busy shared entrance off a fast moving, accident blackspot junction - see attached photos of some of the accidents here.

It also has a further tractor entrance at the end turning point adjacent to Smithy Cottage for the use of the new barn conversion owners.

As you pull into this lane, the right side has historically been used for visitor parking only for one vehicle of each home. Ourselves, 2 East View and number 1 East View know exactly how important the far turning point is and why the lane has to be left clear and passable for movement here as tragically we have witnessed crashes over many decades! Increasing vehicle capacity and more junctions onto the busy lane would not only set a precedent for others to do the same, but would increase the danger for all households here.

We have witnessed vehicles reversing out blind onto the main road where three crashes and a multiple pile up have taken place in just over a year - this does not include the recent fatality. This does raise highway safety concerns. It is, therefore, very naive to think the allowing of the vehicle hard core area with a capacity of three cars cutting in from the previous static hedge side would not cause danger, it would definitely lead to endangering those households currently using the shared lane and their visitors and their deliveries, as not only are you coming in quickly and watching the left side and end of lane, you would now have to watch for traffic on the right side of the land in amongst parked cars!

Passing this current green belt corner which has previously been left set aside for wildlife within an open original 8 acre field, converting any of it to hardcore would open up a free-for-all by

neighbours either side.

These vehicles are seen when parked in the open green belt field from the main road, the public foot path and all five homes along the length of this lane that previously have enjoyed an open unbroken view over the Staffordshire Moorlands, this would definitely impact that view for both number 1 and number 2 East View, which includes 26 years for ourselves and 65 years for our neighbour.

The farm barn was previously passed by SMDC to allow the disused vehicle storage area to be removed and left as lawn, the barn has its own parking on site and was passed as a domestic dwelling. All five domestic homes here already have parking for two cars within their grounds and a visitor spot on the lane. Smithy Farm Cottage is a one double and one single bedroom dwelling (not a farm), therefore, the parking should be more than adequate for its needs without developing through the back door a separate small plot of green belt land outside the perimeter of its garden/home boundary. This sold off wildlife portion of land was part of the larger farm field. The previous developer purchased the two cottages, plus the barn and added the wildlife corner to the two cottages to increase profit. They were all made aware, this land was green belt and not for development, but it now looks like they wish to develop it!

Can we all buy a separate parcel of green belt and do the same? If so, that precedent will be set and tested by this case in the future.

We watched in horror on the 22nd January this year as the 200 year old hedge, full of wildlife was ripped out and replaced with a wooden fence line and two large lorries of hard core. A week later, we see cars parked from Smithy Cottage not even using their own garden parking but placing a car in the field and their second car across its newly created gateway, without a care as to who they prevented from turning around freely at the end of the lane. We politely requested six times for them to keep the turning point at the end of the lane clear for all, and this was met with resistance by Smithy Cottage homeowners. This affected all that arrived with some having to reverse out blindly onto the fast-moving main road - a clear reason for refusing additional vehicle capacity and feed-in junctions.

With reference to accessing this small plot of land a metre wheelbarrow width of hard core within the fence line is enough to facilitate the area in its upkeep of this tiny paddock which is not large enough to support one grown sheep! The wildlife that was previously supported by this set aside corner included, local nesting owls and sparrow hawks, bats, pheasants, and we also have footage of a heron here. Alas, it now looks like two large lawns supporting no wildlife!

Visually, parking vehicles on the land would have a major impact on the row of homes here, particularly number 1 and 2 East View and from the roadside, plus the Churnet Valley looking up this way. This development was created without permission and defiance of non-consultation of its established neighbours who understand thoroughly the clear safety needs of this lane. This plot is referred to as "a wider land holding!" It is a medium sized lawn where a wheel barrow entrance will more than suffice and allow a gas feed pipe access and septic pipeline extraction from the shared lane. Both corner plots were used for wildlife, not intense, penned up agriculture or vehicle storage. No vehicle gateway was purchased by the cottages, only a three foot wheel barrow entrance between the dividing fence line. The wider land holding of 4 acres was sold with the new domestic barn development and this has its own historic gateway at the

end of the lane in line with the public footpath.

Paragraph 8 of the NPPF SS1 and 1A of Staffs Moorlands quoted by the applicant's proposer 'all new developments have to make a positive contribution towards the sustainability and communities and to protecting where possible enhancing the environment' - not only would this hard standing area invite moving traffic danger/risk from a previous static side of the shared lane, it would also be detrimental to wildlife flora and fauna. Non of which is positive!

It would, and is, impacting on the visual amenity of greenbelt, vehicles parked on this area clearly impact on the character and wider open moors countryside.

Additionally, despite assurances from the proposer, it does impact on resident's amenities, including this year's three penned in lambs bleating next to the five domestic dwellings where previously animals would be free to roam over the whole 8 acre field and not create an issue.

A quote of benefits to facilitate the continuous use of the field throughout the year is grossly exaggerated - what field? What farm? What small holding? The only part of the farm here is the name of the domestic cottage!

It does, and has impacted on highway safety for us living here, for our visitors and for deliveries.

This is a clear example of urban sprawl and has had no monitoring since the breach of it being installed on greenbelt land back in January. Therefore, we can have no assurances of vehicles not being parked on this hard core in the future.

Finally, impact on residential amenities of the area - "all developments should protect the amenity of the area" - this is reversing its originally wildlife haven greenbelt protection and use. All developments should protect the amenity of the area including "residential amenity in terms of visual impact, outlook, privacy, noise and odour".

Visual impacts - this impacts through all of our front windows, upper side gable windows and door.

Outlook impact - it would restrict and create a blot within the field view.

Privacy impact - currently Smithy Cottage owners have stood on this separate land area and stared across through our windows from this location.

Noise - cars, starting of a tractor, plus lambs bleating this year so far.

Odour - increase of flies when animals are penned into a small parcel of land adjacent to five domestic homes.

Impact upon highway safety - alarmingly this evening we witnessed yet another visitor reversing out blind onto the main road that was unable to turn around at the end of the lane, adding more vehicle gateways and hard standing would not only make this dangerous by encouraging higher levels of traffic and traffic manoeuvring making it all even more congested.

We have NEVER had these issues in 26 years until the developer sold the cottages and barn on for profit. We ask SMDC and Kingsley Parish that you REFUSE this overdue retrospective planning application which was for work carried out illegally on the 22nd January 2021 and if passed, would create a risk in itself for all residents, their visitors and deliveries here and furthermore, set a precedent for others to follow in the future by the misuse of greenbelt

wildlife land.

Photographs to follow.

Yours sincerely

Mr and Mrs Bradbury
2 East View
Blakeley Lane
Kingsley Moor
ST10 2PS

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffsmoorlands.gov.uk/YourData>
