

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 07 November 2021 14:49:40

Application Reference No. : SMD/2021/0664 Site Address: Land at Thorncliffe Lane Blackshaw Moor Leek
Staffordshire Comments by: Andrew Fox

From:

The Mount
Elnor Lane
High Peak
Whaley Bridge

Phone:

Email:

Submission: Objection

Comments: The Mount Elnor Lane

Whaley Bridge

I wish to object to this planning application on the the following planning matters.

The planning application is contrary to Local Plan policy SS1 as the development does not deliver easy access to jobs, shops and transport services by all sections of the community and it does not protect the existing the natural and historic environment of the district. The application is also contrary to Local Plan policy SS2 as it is outside the development boundary which is normally unacceptable.

Local Plan Policy SS 10 allows for development in rural area however the current proposal does not accord to SS 10 as it does not meet the exceptions in that policy. Policy SS 10 refers to allowed development of existing rural buildings if the development complies with Policy H1. In my estimation the criteria in H1 have not been met for this development as the development is not related to the existing pattern of development and is located in open countryside.

Policy H1 5) states that development in the open countryside should only be allowed in certain circumstances; such as necessary agricultural use which can;t be met elsewhere or ;single dwellings which do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling, or result in the loss of a building which is intrinsic to the character of the area.;

The current proposed application is not for necessary agricultural use and in my estimation, has a significant detrimental impact on the existing character of the rural area as it would require the extensive change of a registered non-designated heritage asset, therefore it is contrary to Local Plan Policy H1 5).

The application is also contrary to Local Plan policy DC1 as the development does not positively contribute to and complement the special character and heritage of the area as a heritage asset will be significantly changed with this development.

The application is also contrary to Local Plan Policy DC3 as the development would lead to prominent intrusion into the countryside and have a significant adverse impact on the character and the setting of the existing settlement.

I also wish to object to the planning application on the basis that a similar application in 2018 was rightly refused (reference SMD/2018/0775) and that if approved, the development would be used as justification for similar applications in the area which are beyond the settlement boundary, it would also be used as justification for further development on this site.

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