
From: planningcomments@staffs Moorlands.gov.uk
Sent: 09 November 2021 13:35
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2021/0672 Site Address: The Caravan Cheadle Road Alton Staffordshire ST10 4DH
Stoke On Trent Comments by: Janette Flanagan

From:
New Inn Farm
Cheadle Road
Alton
Staffs

Phone:

Email:

Submission: Objection

Comments: I strongly object to the application for 14 caravan pitches with separate camping/open space facilities building and reception and associated works. My concerns are detailed below:-

¿ The application has previously been refused 3 times, submitted for appeal and rejected. This is the 4th application and there is little change to the previous applications and does not overcome previous reasons for dismissal

¿ I would like to understand why the applicant has been included in the consultations process? Caravan adjacent to Peakstones Inn is the applicants address, so why would you need to send notice? The land to back of the site was described as ¿ what appeared to be a private allotment¿ in the appeal dismissal, but this is actually where the applicant lives unless there has been further development which I am unaware of. Can you please ensure your records are correct as it is confusing.

¿ Consultations

¿ The Owner / Occupier ¿ CARAVAN ADJACENT PEAKSTONES INN, CHEADLE ROAD, ALTON, ST10 4DH

¿ Site Address ¿ THE CARAVAN CHEADLE ROAD, ALTON, ST10 4DH

¿ The proposal will have a negative impact on the adjacent SSSI - The proposed development site is within the Site of Special Scientific Interest, sites designated by Natural England under the Wildlife and Countryside Act 1981

The National Planning Framework 180 which states ¿ development on land within or outside a SSSI, and which is likely to have an adverse effect on it (either individually or in combination with other developments) should not normally be permitted¿

¿ The proposal will have a negative impact on the Ancient Woodland. The application sits on the boundary of Moss Bank, Dimmingsdale ¿ an area of ancient and semi natural woodland. The NPPF states that ¿planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside veteran woodland, unless the need for, and benefits of the development in that location clearly outweigh the loss¿

Due to regrading of the site it slopes steeply towards the ancient woodland and is at risk of pollution.

¿ Natural England and the Woodland Trust have not been included in consultation?

¿ The proposal will have a negative impact on Natural Environment conflicting with NPPF15. ¿Conserving and enhancing the natural environment¿ including but not limited to the following statements:

The policy states¿ Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty¿

and

¿development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted.

Proposal conflicts with NPPF15 Habitats and Biodiversity and Ground Conditions and Pollution

¿ This development will result in the loss or deterioration of irreplaceable habitats There is a massive amount of wildlife in this area, including protected species. We regularly observe grass snakes, newts, bats, owls and badgers on land adjoining the proposed site.

¿ The proposal will have a negative impact on the character and appearance of the area

This site is not screened and as the siting of the caravans will be against the roadside they will be highly visible for many years until planting is established and even then will not mitigate the effect of the development

NPPF15 Ground Conditions and Pollution

In particular but not limited to:-

185b protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason

There is so much which would be affected by this development, not only visually with caravans, amenities buildings, reception buildings and tents and the pollution which inevitably comes with it, but more importantly the impact it would have on the surrounding SSSI area and its natural beauty. We are fortunate to be within an area of outstanding beauty, with ancient woodlands, dry stone walling and natural habitats for wildlife to thrive in this tranquil environment. This proposal would have an unacceptable effect upon the natural environment and protected species. therefore respectfully request that this application is refused.

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