

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 21 December 2021 10:31:26

Application Reference No. : DET/2021/0045 Site Address: Broadgate Hall Cheadle Road Winnothdale
Staffordshire ST10 4HU Stoke On Trent Comments by: Councillor Sandra Peck

From:

The Cottage Peck Common End
Main Road
Hollington
Stoke-on-Trent
Staffordshire
ST10 4HS

Phone:

Email:

Submission: Objection

Comments: The Cottage Peck Common End

Main Road Hollington

Dear Mrs Jackson,

DET/2021/0045 Site Address: Broadgate Hall Cheadle Road Winnothdale Staffordshire ST10 4HU Stoke On
Trent

Please receive my objection to the above application for the following reasons

¿ This planning application was sent to Checkley Parish Council requesting our comments but unfortunately our December meeting had to be cancelled, due to Covid 19. Nevertheless, the expectation of SMDC was that Checkley Parish Council would consider and comment, despite the land owner asking if planning is necessary. My concern is that we need to discuss this proposed development and it is not appropriate for SMDC to inform the applicant that no planning is necessary. It is a substantial construction that needs very careful and detailed consideration. As councillor for Hollington ward I have been approached by residents expressing concern about its size and location.

¿ The location of this proposed construction is inappropriate

o The building would seriously affect the view for visitors and local residents. Currently, the view expands across the local fields, taking up views over Cannock Chase and the Shropshire Hills beyond. Such a building is not in keeping with the panoramic view that we currently enjoy. Hollington attracts numerous visitors throughout the year and the outstanding view from Main Road (The Level) is one of the village's attractions which would be spoiled by such a building right on the roadside.

o Broadgate Farm is extensive and alternative locations, perhaps using existing farm buildings, could be explored as this would not be so obtrusive, set back from the road.

o In terms of rural crime and health and safety the isolation of the proposed site makes it unsuitable.

¿ The size of the building raises questions regarding the amount of grain which can be produced from the owner's own land.

o If it is the intention of the applicant to store grain for others this would attract unwanted heavy traffic into the village and increase the village's carbon footprint.

- o The plans do not show any necessary operational infrastructure and needs to be studied before making decisions.
- o The village already suffers from unwanted through traffic from JCB employees and any additions in terms of noise, dust and pollution would be unacceptable.
- o Presumably, such a store requires careful management and supervision. The plans make no reference to this.

If the applicant was to be informed that no planning permission is needed it would set a dangerous precedent in terms of other developments in the village. As a local resident and a ward councillor I am keen to promote the village's economic development but not at the expense of spoiling its major asset in terms of its panoramic view.

I would therefore welcome an opportunity to properly scrutinise a planning application on an alternative site that does not affect the natural landscape.

Yours sincerely,

Councillor Sandra Peck

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