
From:
Sent: 31 January 2022 16:14
To:
Subject: Comment Received from Public Access

Application Reference No. : DET/2022/0002 Site Address: Broadgate Hall Cheadle Road Winnothdale Staffordshire ST10 4HU Stoke On Trent Comments by: Derek Wragg

From:
Pine Tree Cottage
Buttermilk Hill
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Hollington
STAFFORDSHIRE
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Phone:
Email:
Submission: Objection
Comments:

Relocation.

reference to the agent's admission that this application and the previous

planning enquiry DET/2021/0045 are primarily dependent on the proposed structure providing a replacement storage facility for agricultural machinery and secondary considerations for grain storage due to expiring leasing facilities and increasing cost and inconvenience.

The proposed operations incorporated with this relocation cannot be fully evaluated or justified due to the vagueness of the application and evidence basis. The requested haste of approval for this prominent geographical roadside location away from the farms infrastructure and the introduction of other extensive farming interests conducted outside the village of Hollington.

Resubmission

Realignment and a tree planting schedule in the represented planning application provide no evidential basis or considerate proposals to address this undesirable structure dominating the skyline.

The erection of a large structure on the open field, divorced and isolated from any other agricultural structure and infrastructure within the said farms holding.

The building would be highly intrusive and a dominant feature to the open rural area without considerate justification for the requirement at this particular location

and should be rejected on Landscape, Environmental, Heritage, Ecological and Accessibility Highways impact.

The utilisation of this isolated location for Mr Rowley's adopted multi locational farming business model being contrary to SS10, DC1 and DC3 of the Staffordshire Moorlands Local Plan, Supplementary Planning Guidance 'Design Principles for Development in the Staffordshire Moorlands', Supplementary Planning Document 'Staffordshire Moorlands Design Guide' and the National Planning Policy Framework

Broadgate Hall Farm

The location plan 1769-AL05 submitted shows a boundary discrepancy from the one submitted in 2015 for the change of use of a barn farm building to residential use Planning application DET/2015/0051. Site plan2 BHFB-101.

Presented by Mr Rowley.

This Wooded area to the North of the proposed development was not within the boundary ownership of Broadgate Hall Farm if perpetuity requested by the agent is to be considered relevant to any proposed woodland extension small scale tree planting and screening should not be an acceptable solution or guarantee for this intrusion on the open landscape.

Mr Rowley's statement that he does not own buildings at this location should be considered irrelevant in the justification of the chosen location and the contraction in land utilisation from those he submitted in 2015 for the Barn Conversion incorporating the farm in its entirety.

Broadgate Hall Farm and Overton Farm are adjoining farming complex's connected by an established service road that facilitate business arrangements which have been claimed to included its present grain storage requirements.

Minerals Safeguarded Area

The designated site is incorporated within a Minerals Safeguarded Area and should be afforded development protection to preserve the open landscape that is considered by the community a Heritage Asset.

Structures of the proposed nature deviate from the villages requirements whilst being a working village it is important to address the needs of its residents and retain the communities' identity and protect its rural mosaic and fragile infrastructure.

Yours sincerely. Derek W Wragg

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