
From:
Sent: 28 January 2022 08:59
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: Melanie SwanwickHollington Residents Support Group

From:
The School House, School Bank, Hollington, School Bank
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Phone:

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Submission: Objection

Comments: The School House, School Bank, Hollington, School Bank

School Bank

Hollington Residents Steering Group

The School House, School Bank

Hollington, Staffordshire, ST10 4HH

Ms L Jackson, Planning Case Officer

SMDC, Moorlands House

26th January 2022

Stockwell Street, Leek Staffs ST13 6HQ

Re planning application DET/2022/0002 Broadgate Hall (Land off Main Road)Hollington ST10 4HU

The Residents Steering Group was established to represent views of villagers and liaise with stakeholders. Subsequently we have been involved with compiling the Neighbourhood Plan.

I am writing as Chair of Hollington Residents Steering Group to object to the above planning application, as it is contrary to many strategies and policies within the Local and Neighbourhood Plan.

Hollington is a linear working village in the moorlands, stone being the predominant building material, with dry stone walls and green spaces, it is classified as a small village in the adopted Core Strategy This policy aims to ensure;

¿ All development opportunities are sustainable and in keeping with the historical and rural character of individual villages.

¿ Any development is at a scale appropriate and proportionate to the village to maintain and enhance the character of the area and distinctive urban form

¿ To protect our distinctive landscape and wild life to preserve the rural feel.

We are in agreement with and urge SMDC to be consistent with their judgment rationale to refusing the Previous application DET/2021/0045, as in the SMDC Officers report.

¿ Whilst the building is not excessively tall for an agricultural building in its own right, a structure of 8.072m to the ridge, 6.2m to the eaves, 30.4m wide and 15.29m deep, so close to the roadside boundary within this exposed part of the countryside would have a significant and harmful impact upon the openness of the area. Whilst there is some sporadic development along the road, it (the road) leads through a generally undeveloped and very rural part of the Staffordshire Moorlands. The character of the surrounding area is generally not one of large roadside, agricultural buildings. CONCLUSION / PLANNING BALANCE The application raises concerns in terms of the proposed siting of the building. A large structure, positioned close to a road within an exposed area of open countryside, would have an adverse and harmful impact upon the openness without any locational justification.¿

Although in this current application the building has been reduced in height to 6.61 mtrs/ 21.5ft, the scale and location would still be a significant intrusion to the landscape. Re-siting the building further to the east, to have a closer physical association with Paradise Cottage on the opposite side of the road, does not justify the location. The ground falls away from the proposed site, so that Paradise Cottage buildings are lower than the proposed building, which would tower above the road.

The plans show planting of 22 native trees, which would not provide year round screening and take decades to mature.

The applicant has identified holdings at Broadgate of 40 acres, Croxden of 170 acres, Moddershall of 115 acres plus 22 acres on 2 different sites. Only 11% of which is in Hollington, providing 315 acres to accommodate an alternative location for a grain store. Review of these other holdings could provide an alternative site.

Furthermore, it would seem that the applicants address is given incorrectly as Broadgate Hall, implying that the Hall provides a nucleus for farming activities. It is our understanding that grain, equipment etc is currently stored at Overton Farm, Fole Lane, from which a substantial service road has been established to the Broadgate Holding. The applicant and owners of Overton Farm farm in partnership.

The amended height building, would still be visually prominent when viewed from the nearest highways and rights of way in the wider area, and impair the rural character and appearance of the area The loss of open green field is unacceptable and is not outweighed by the benefits of the proposed development. The location is a high quality landscape as assessed by the SCC and SMDC landscape studies, see Photos 1 to 4 below

We object to this application and urge the Council to refuse this application given the location , topography and position of the site at the entrance to the village and at a prominent position on top of the hill. We would ask that SMDC maintain consistency and refuse this application in accordance with the rationale of the refusal of the previous application,

Therefore, we ask that SMDC recognise that the proposed application is prejudicial to the landscape by rejecting this application and preserving our diminishing rural landscape.

Melanie Swanwick

Chair of Hollington Residents Steering Group

26th September 2022

Photo 1. South East from Hollington Road Photo 2 South West from Main Road towards Broadview Bungalow & Cresswell

Photo 3 South East towards Hollington

Photo 4 North West towards Hollington Road

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