
From:
Sent: 28 January 2022 11:30
To:
Cc:
Subject: FW: [EXTERNAL] : RE: High concern over application DET/2021.0047

Please log as an objection

Ben Haywood
Head of Development Services
Staffordshire Moorlands District Council / High Peak Borough Council

From:
Sent: 28 January 2022 11:05
To:
Subject: Re: [EXTERNAL] : RE: High concern over application DET/2021.0047

Thanks for the reply,

Yes please log as further objection.

Many Thanks

Miss D L Tickell
Leader of Humanities
PSHE Coordinator
Careers Leader
King Edward VI High School
Dryden Crescent
Stafford
ST17 9YJ

From:
Sent: 28 January 2022 10:57
To:
Subject: [EXTERNAL] : RE: [High concern over application DET/2021.0047](#)

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Good morning

Thank you for your email. We can log your email below as an objection if you wish and it will be considered by the officer.

I must advise, however, that the application is not a planning application and is made under the General Permitted Development Order. Therefore we can only consider the application under the limited criteria as set out in the order and not in accordance with general planning policies.

Regards

Ben Haywood

Head of Development Services

Staffordshire Moorlands District Council / High Peak Borough Council

www.highpeak.gov.uk

www.staffsmoorlands.gov.uk

From:
Sent: 26 January 2022 20:34
To:
Subject: High concern over application DET/2021.0047

Dear Mr Haywood,

I have been given you as a point of contact to request more information on the planning application that was put in DET/2021.0047 for a change of use to buildings near the village of Onecote.

I am sure you are aware of the few details that have been provided on the application form and I am led to believe this is to create a dead animal storage facility.

As you will imagine I am against this application and have submitted my opposition on the planning form already.

I have looked at the Staffs Moorlands Core strategy 2014 and believe if this is indeed what the application is for it will contravene the section on Pg 98-9: Other Rural Areas Strategy; SS6c.

1. This section first states that development will only be made that meets essential local needs. I would like to know how many jobs this will create in the area, I presume it will be on the small side. I would also argue that this development could counter the current essential need. Onecote village has over the last few years developed a secondary economy based on the tourism sector. There are at least 5 holiday cottages in the centre of the village itself as well as many more within a mile of the village. The tourism is the essential need for those who own the porperties.
2. DC2 talks of conservation to the local area, I hardly think a dead animal storage facilty would be in keeping with this.
3. Section Two of SS6c talks of allowing local business to extend and allowing for diversification. I would argue that the enterprise is not being done by local people or for the benifit of a group of locals and that it

will indeed only benefit the business owner. The tourism in the village however has a positive knock on effect to other local businesses such as the locals pubs in the area and other villages at Ipstones and Thorncliffe for example.

4. Section Three talks about the need to protect the character of the local area. I would argue that this facility would not do that either. It also talks about limits excessive trips. If this facility were to go ahead it would no doubt increase traffic in the area and have a negative effect on the quality of the road surfaces over time.
5. It would also go against policy DC3: recognising and conserving the special quality of the landscape. I would also argue that the biodiversity of the area might well be affected.
6. Further in the SS6c section it states that redevelopments need to meet rigorous environmental impacts. I would argue this has not been done and needs to be so as soon as possible.
7. Policy E1 and R1 wish to enhance tourism in local areas; this is exactly what has been happening in Onecote in the previous years. I would argue that this could have a negative effect on the tourism of the area if this were to continue as previously stated.

Can you please advise me on what the next steps are in this process and what I can do to further object to this if I so wish.

Many Thanks

Debra Tickell
The Old Post Office
Onecote
Leek
Staffs
ST13 7RU

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