

Our Ref: CPC/CSB/2022/003

SMDC Planning Department
Leek

27th January 2022

RE: Planning Application Ref DET/2022/0002– Broadgate Hall

The Parish Council is not opposed to, but supportive of development of agricultural activity within the parish. The council's only caveat is that the siting of new agricultural buildings takes advantage of the significant scope for this to be achieved in a landscape sensitive manner, and with consideration for neighbours in the local community. Unfortunately, this application does not represent a development that would be landscape sensitive or acceptable to many in the local community (public consultation response to DET/2021/0045 refers). A building in this location with no justification or compelling reasons for choosing this site/location would at a stroke re-draw the setting of the hilltop village of Hollington and take away from residents a locally important and defining outlook enjoyed by many previous generations, this generation and hopefully all future generations.

In terms of achieving the latter there are several reference points: -

- Staffordshire Moorlands District Council Adopted Local Plan September 2020 Policy DC 3 Landscape and Settlement Setting. The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by: 1. Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or **important views into and out of the settlement** as identified in the Landscape and Settlement Character evidence; 2. Supporting development which **respects and enhances local landscape character** and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence;
- Staffordshire Moorlands District Council Adopted Local Plan September 2020 paragraph 6.59 (relating to small villages) - Development will be strictly controlled in order to ensure that the character and life of the settlement is not undermined;
- In the emerging Checkley Parish Neighbourhood Development Plan (now post screening), the view that will be obscured for the whole community is designated a view of significant local importance
- UK Government Guidance - Permitted Development Rights For Agriculture And Forestry: ANNEXE E; it is clear from this guidance that the proposed building does not achieve the following recommendations on siting: -
 1. should be assimilated into the landscape without compromising the functions they are intended to serve
 2. New buildings should normally form part of a group rather than stand in isolation and relate to existing buildings in size and colour.
 3. Sites on skylines should be avoided if possible
 4. To reduce their visual impact buildings should be blended into the landscape or, on sloping sites, set into the slope if that can be achieved without disproportionate cost.
- Staffordshire Moorlands Strategic Green Infrastructure Network – May 2018; The proposed siting intrudes upon a landscape setting of high visual sensitivity, Map A.6 Landscape Setting and Green Belt
- Staffordshire Historical Environment Records – Mon UID MST22420 HER 58554. It is clear from this historical record and linked map that the view from Cheadle Road is the most historically important in this corner of our parish and historically important in the wider context of Staffordshire's historical environment.

Despite a slight reduction in height to ridge from the previous application relative to this site, it is the council's view that this does not lessen the adverse and harmful impact of this proposed development.

There is general dismay and confusion within the village community that an alternative landscape sensitive site has not been chosen. The village community of Hollington are supportive of local farms, their development and sustainability.

Other new agricultural buildings sensitively and appropriately sited, and not having impact on the surrounding landscape are evident in and around the village.

In conclusion the Parish Council object to this planning application which proposes the siting of a large building without any compelling reason in a very rural part of the Staffordshire Moorlands with no precedent of large roadside buildings forming any part of the character of the surrounding area. A building of this size would without doubt be intrusive, having a significant and harmful impact upon the openness of the area and views outwards and inwards.

Yours sincerely

Siân Morgan-Owen
Parish Clerk
On behalf of Checkley Parish Council