

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 24 March 2022 11:06:05

Application Reference No. : SMD/2022/0132 Site Address: Land Adjacent 76 Huntley Lane Huntley Cheadle
Staffordshire Comments by: Mr & Mrs Cunliffe

From:

Huntley Lane
Huntley
Cheadle

ST10 1UA

Phone:

Email:

Submission: Objection

Comments: We wish to object to the planned Housing Development proposed in Huntley Lane Ref:
SMD/2022/0132.

The site is located outside of the development boundary in the open countryside and the Green Belt. The application is therefore subject to strategic Core Strategy policies SS6 and SS6c and restrictive Green Belt policies contained within Chapter 13 of the NPPF. Policies SS6 and SS6c aim to strictly control development in rural areas and ensure that any new development is of an appropriate scale and design which does not result in any harm to the rural character of the open countryside. Paragraphs 143 and 144 of the NPPF states that development within the Green Belt should be regarded as inappropriate development and should not be approved unless the substantial harm to the Green Belt, by reason of inappropriateness, or any other harm, is clearly outweighed by other considerations.

The erection of numerous dwellings on this site is inappropriate development in the Green Belt which would be detrimental to its character and openness whilst conflicting with the purposes of including land within it. Inappropriate development is, by definition, harmful to the Green Belt and Local Planning Authorities should ensure that substantial weight is given to Green Belt harm. No very special circumstances have been demonstrated to clearly outweigh the harm caused by reason of inappropriateness and any other harm. The presence of the new build dwellings would result in significant countryside encroachment and visual harm to the Green Belt by the loss of an undeveloped parcel of land.

Within Cheadle there are numerous building sites/New Housing being built on Brownfield land so 3 additional houses being built on green belt land are not required as there are plenty of new houses available.

Highway

Highway Safety CS Policy T1 requires all new development to be located where it can be satisfactorily accommodated within the existing highway network without resulting in any adverse harm to Highway Safety. The speed limit on this single lane is the national speed limit. The lane where the proposed housing entrance is to be situated is a long straight run where cars accelerate up to and beyond the speed limit. Any cars turning out of the proposed development onto this road run the risk of colliding with these cars. Further houses within the lane will add to the existing traffic which use it as a cut through and race along the lane. Having had a car written off and another crashed into I am fully aware of the inconvenience that additional traffic will cause. Until recently there was only a single farm gate accessing the site. This was then removed and relocated further along the road with a double width gate and new hardstanding and access road onto the site. Did this require planning/notification before it was carried out? Can this infringement be dealt with first prior to additional applications made, if this is the case?

As the lane is a narrow country lane it has various signs around the area stating it is unsuitable for lorries/goods vehicles . Any deliveries to the site whilst under construction will undoubtedly block the lane and stop the traffic, therefore rendering it unsuitable for use as a construction site. Regardless of the application stating leaving the site in a forward gear, visibility up the lane will be restricted by the retaining of the hedgerow these drivers will be pulling into the lane 'blind'. Does this meet the splays required for adequate visibility?

Currently there is no street lighting which will impede turning into and out of this access at night.

Housing Type

Number of bedrooms is not known, which will impact upon the parking spaces required? Where are visitors to these properties going to park as there is no parking available in the lane and the design of the private road will mean that this cannot be accommodated within the boundaries without blocking access to one or more of the other houses.

0.9 CONSULTATIONS

No pre application consultations have been undertaken; however, we welcome any discussions with the Local Authority during the course of the application. Why have the Owners of the land/Their agent not engaged with the local community of Huntley before applying for outline planning permission to ask their views.? As Residents of this community for a long time it would have been courteous to be asked our views.

Services

On the application there is no statement regarding mains services only unknown. There are no services currently on the site and to install these to the site it will cause considerable disruption in the narrow country lane in enabling these. (Telephone, Broadband, Electric, Water, Sewage) I would have thought enquires would have been made prior to the application that existing services within the area are suitable and easily accessible. There have been no upgrades to the sewer/water infrastructure within the area and we were led to believe these were at their limit for the current number of houses for the small Hamlet of which it is.

This area of Huntley Lane is currently susceptible to flooding at times of heavy rain, pooling at the side of the field and encroaching across Huntley Lane, how will this hard standing affect this? Where will the additional run off water go if not soaking away into the field? There are currently no grids for surface water drainage in the Lane.

Planning applications

It has been noted that the Staffs Moorlands case Officer for this application shares the same surname as the owner's family of the proposed site. Can it be confirmed that they are not related in any way to the applicants and that there is no conflict of interest in dealing with this case.

Recent Planning applications in the immediate locality of the proposed site, which have been granted with restrictions, have been ignored and the previous owners have not carried out the work for granting of the permissions/conditions (Number 76 alterations to garden). What guarantee do we have from the Council that any conditions or specifications will be adhered to by the build and no additional permission/amending during construction if the plans are granted? No one seems to be re-visiting sites to check adherence to planning. Point made with the moving and widening of the entrance to the proposed site already?

Recent refused planning applications within the Hamlet of Huntley are :-

Ref SMD/2020/0235

Installation of Photovoltaic solar panels in existing paddock. The proposed development constitutes

inappropriate development in the Green Belt which, by definition, is harmful to the openness and character of the Green Belt and would amount to encroachment into the open countryside which is contrary to one of the five key purposes of the Green Belt. This was considerably less intrusive than the 3 houses proposed.

Ref SMD/2018/0063.

Outline Permission with access for proposed detached dwelling on garden. . The erection of a dwelling on this site is inappropriate development in the Green Belt which would be detrimental to its character and openness whilst conflicting with the purposes of including land within it. Inappropriate development is, by definition, harmful to the Green Belt and Local Planning Authorities should ensure that substantial weight is given to Green Belt harm. No very special circumstances have been demonstrated to clearly outweigh the harm caused by reason of inappropriateness and any other harm. The presence of a new build dwelling would result in significant countryside encroachment and visual harm to the Green Belt by the loss of an undeveloped parcel of land. Again, this was considerably less intrusive than the 3 houses proposed.

The above was refused due to encroachment onto Green Belt which the proposed development will be doing but even more so.

Less than a mile away opposite the Anchor Inn planning was granted for 70 Houses to be built in 2016. This still has not been carried out so there cannot be a shortage of houses required within the local area.

Less than a mile away on the site of the old Crown Inn planning was granted for 5 houses to be built. This still has not been carried out so as before there cannot be a shortage of houses.

Surely there are brownfield sites available for 3 houses, rather than decimate greenbelt land rich in wildlife. Has a wildlife survey been carried out for endangered species of flora and fauna?

Granting permission for 3 new dwellings will set a precedent for others within the village to do the same. As the Hamlet of Huntley is a small area there is a danger of it becoming overrun with new builds detracting from its character and eventually being swallowed up into the town.

There is a mention of retaining the hedgerow at the top end of the site ¿ is anything going to be done about the fact that hedgerow has already been removed to widen the entrance? I was under the impression that this was against the Law?

We are not against houses being built for the future generations but find that time and time again green belt land is being built upon instead of existing brownfield sites due to costs and ease of construction. As the applicants own various parcels of land near to their house why did they not submit an application to build on this instead? Or is this a case of not in my back yard where we cannot see it?

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