
From: planningcomments@staffs Moorlands.gov.uk
Sent: 15 June 2022 21:02
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2022/0229 Site Address: LAND NORTH OF Marsh Green Road Biddulph
Staffordshire Comments by: Kath & Trevor Simmonds
From:

Congleton Road
Biddulph
Stoke-on-Trent

Phone:

Email

Submission: Objection

Comments: We have no objection to the grazing of horses or cattle on the land in question, subject to the correct welfare of the animals being observed but do object to the proposed change of use.

We have found the planning application to be confusing and misleading for the following reasons:

1. The description of the application and the pre application advice supposedly received by the applicant do not align.
2. In the pre-advice notes it states 'SMDC would consider this complex as permanent' - this needs to be clarified.
3. A further note 'That application on the basis of others owning and riding own horses principle (private)' is also not clear. Again, the meaning of this needs to be clarified.
4. It also states that the proposal falls within the Neighbourhood Plan Policy. As this site has previously been the subject of a planning application and appeal, and this site was deemed to remain Agricultural (Green Belt), should that decision not still stand?
5. A document received from the Agent of the Applicant dated 27th May, the day after the planning consultations were distributed, states that there is now no new access proposed, no new hardstanding and no infilling of the existing access which fundamentally changes the application.

With the changes in point 5 above, the application now appears to be solely for change of use from Agricultural to Equine (Private). It is therefore our assumption that no horses will be kept on the land. It is our understanding that grazing of horses only is allowed under Agricultural use under certain circumstances and therefore no change of use is necessary. Our concern is that this application is intended to be used as a way of facilitating future planning permission for this land to build properties, which has been attempted previously and which we would object to.

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