

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 28 June 2022 21:57:08

Application Reference No. : SMD/2022/0268 Site Address: Land At Blythe Park Sandon Road Cresswell
Staffordshire Comments by: Brent Horleston

From:
28
Mount Road
Blythe Bridge
Stoke-on-trent

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Phone:

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Submission: Objection

Comments: Dear SMDC Planning Department

This application is not valid, it should not be awaiting a decision as it doesn't meet the legal requirements of a reserved matter. Approving this would be illegal.

This reserved matter isn't in line with Condition 5 of the SMD/2018/0789 outline application which was approved. As the appeal for the refused variation is not granted, this leaves the reserved matter based on a refused variation of condition 5 and is not in line with the actual condition 5 of SMD/2018/0789.

The above is even acknowledged in the report submitted on behalf of the developer in their conclusion which is quoted below:

"The Reserved Matters submission demonstrates how the proposed development will not only accord with the requirements of the outline permission (subject to the appeal proposals) but also deliver a high-quality development in accordance with the Council's aspirations."

The developer has not yet appealed the refusal of the variation of condition 5 (SMD/2018/0789) and unless the appeal is successful, it leaves this as an invalid reserved matter that is based on a variation of condition 5 that doesn't exist in the current outline application.

The planning portal is clear: "The details of the reserved matters application must be in line with the outline approval, including any conditions attached to the permission."

I reiterate again for clarity, this reserved matter is not valid; Therefore this reserved matter cannot be considered

for approval. By the applicants own admission, it doesn't meet the planning requirements of being in line with the outline application SMD/2018/0789, specifically around condition 5.

This is yet another example of the questionable conduct of the SMDC planning department regarding matters involving the hamlet of Cresswell. I'm aware, but not surprised, that the consultation process was once again frustrated which has left residents with a reduced time period to comment as they were not notified of this application.

Yours Sincerely

Brent Horleston

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