

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3438/W/22/3295799

DETAILS OF THE CASE

Appeal Reference APP/B3438/W/22/3295799

Appeal By MR. D. ROWLEY

Site Address
Broadgate Hall
Cheadle Road
Winnothdale
Staffordshire
ST10 4HU
Grid Ref Easting: 404102
Grid Ref Northing: 338890

SENDER DETAILS

Name MRS MELANIE SWANWICK

Address
The School House,
School Bank
Hollington.
Stoke-on-Trent
Staffordshire
ST10 4HH

Company/Group/Organisation Name Hollington Residents Support Group

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
☐ Agent
☒ Interested Party / Person
☐ Land Owner
☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments

- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I am writing to express the views of the Hollington Residents Support Group on the above appeal. The location is a high quality landscape as assessed by the SCC and SMDC landscape studies, the views along the Main Road are included in the Local Plan.

The scale and siting of the proposed building, although amended will still intrude into what is open countryside. The proposed building at 6.61 mtrs will tower above the existing trees and road, and be intrusive into the landscape. The ground falls away from the proposed site, so that Paradise Cottage buildings are lower than the proposed building, which would tower above the road.

The 40 acre holding at Broadgate does not justify a building of this size.

Re positioning to be closer to Paradise cottage, which has no relation to the proposed building. Further more, Paradise cottage sits lower than the road, previous planning permission relating to Paradise Cottage limited the height of the buildings.

The proposed additional screening would take many years to reach nearly 7 mtr height, and will not be effective in screening a building of the proposed size

The applicant has a working arrangement/partnership with the owners of Overton Farm, who at the same time are applying for planning permission to erect a new building 40 mtr width x 16mtrs depth x 7.97 mtrs height. A service road has already been constructed to Overton Farm from Broadgate Hall. It is likely that a grain store of this size will need associated ventilation and lighting, which would further intrude into the landscape

The New House Farm cluster of buildings, which is not of the scale of the proposed grain store is on the entrance to the village and followed by dwellings. The proposed grain store would stand in splendid isolation on open land.

We object to this application and urge the Inspectorate to uphold SMDC decision, given the location, topography and position of the site at the entrance to the village and at a prominent position on top of the hill. The proposed application is prejudicial to the landscape by rejecting this appeal and preserving our diminishing rural landscape.