

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 13 July 2022 15:06:30

Application Reference No. : SMD/2022/0215 Site Address: Land to the rear 150 Bagnall Road Milton Staffordshire ST2 7LW Stoke On Trent Comments by: Mr Ormond

From:
148
Bagnall Road
Milton
Stoke-on-Trent

Phone:
Email:
Submission: Objection
Comments: Comments submitted on behalf of Mr Ormond of 148 Bagnall Road.

I have resided at No. 148 Bagnall Road since February 2017, which shares a boundary with the planning application site (to the north east). My rear facing lounge / patio window sits elevated above the application building and overlooks it. Put simply, my dwelling is more affected by this unauthorised development than anyone else.

Firstly, the description of the planning application proposal is disingenuous at best. It is described as an alteration to an existing garage, whereas in reality a new building has been erected. This is evident on site, and also by looking at the proposed side elevation of the submitted drawing. Within the Planning Justification Document the following is stated: 'The existing side walls have been extended over the drive by 5 metres.' There is also a new roof and concrete floor; this is a new, substantial and permanent building located within the Green Belt, within the open countryside and well outside of any domestic curtilage. It simply looks like an industrial building. There is nothing agricultural in its appearance.

In addition to a new building there has been the construction of a substantial area of hard standing directly in front of the new building. This is operational development requiring planning permission, and this doesn't form part of the application.

I am of the opinion that based upon the level of vehicle movements, and associated activities, that the building may have been used for commercial purposes, and specifically vehicle repairs. There has been constant revving of engines and noisy activities which materially affect my amenity, both inside of my house and outside in the garden.

Vehicle lights travelling away from the building and back up the access road point directly into my lounge window, which also affects my amenity.

The Planning Justification Document does not at all justify the proposal. There is no reference to planning policy whatsoever. A new building such as this comprises inappropriate development in the Green Belt by definition. It does not meet any of the exceptions set out in paragraph 149 of the Framework. The planning

application is clearly contrary to Green Belt policy (contained within the Framework and the Staffordshire Moorlands Local Plan), it comprises inappropriate development and no very special circumstances have been presented.

On the basis of the above, the planning application should be refused and enforcement action taken to remove this inappropriate and harmful development.

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