

**From:** [Rob Stanver](#)  
**To:** [Planning Comments \(SMDC\)](#)  
**Subject:** FORMAL OBJECTION RE: OUTLINE PLANNING PERMISSION APPLICATION SMD/2023/0115  
**Date:** 28 March 2023 12:18:25  
**Importance:** High

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**For the immediate attention of Staffordshire Moorlands District  
Council Planning Office**

Dear Sirs

Please accept this email as formal notification of my objection to Planning Application SMD/2023/0115 which relates to the proposed development of 4 detached Bungalows on Land Adj Ash Lea, Barnfields Lane, Kingsley, Staffordshire,

I strongly object to this application based on the following facts:

1. This will be the 5<sup>th</sup> application made on this land, 3 previously were rejected, the last rejection was in 2016 (the rejection is listed below), the 4<sup>th</sup> application made in 2020 but was withdrawn based on the application for 4 Bungalows on the opposite green belt land being also rejected (application SMD/2020/0287) for the same reason as this was in 2016.
2. Nothing has changed since the last application (withdrawn) and the 3 previous (refused) in that, this is still Green belt land which is clearly state on the Staffordshire Moorlands local plan for Kingsley and is the basis of rejection for the application in 2016 which is stated below by the council in their formal rejection.
3. No investigation work as been completed as stated by the coal authority, the drilling of 3 test bore holes, plus additional trenches to prove the land is safe to build on.
4. There has been no change to the access road, this is still an unadopted road used as a footpath and access to the top building, it would not cope with the additional traffic that would be generated by this and other applications that are currently under review.
5. In addition to this application there is a further application SMD/2022/0632 that would also increase the road usage by an additional 16 vehicles plus wirh this application this would increase by a further 8 vehicles giving a total increase in traffic of 24 vehicles which the current road layout could not cope with. and would be considered dangerous specifically at the junction joining the A52 from Barnfields Lane.

**REFUSAL OF PLANNING PERMISSION SMD/2016/0307**

Location of Development: Land Adj Ash Lea Barnfields Lane Kingsley  
Staffordshire ST10 2DG

Description of Development: Proposed erection of 4 detached

bungalows with detached garages

Staffordshire Moorlands District Council in pursuance of powers under the above mentioned Act hereby REFUSE to permit the development described above in accordance with plans ref: 1602-16-01, 1602-16-02, 1602-16-03, 1602-16-04 for the reason(s) specified below:-

1.1. The proposal represents inappropriate development in the Green Belt. Inappropriate development is harmful by definition. The development of the site for four dwellings would also significantly compromise openness, the essential characteristic of the Green Belt and would conflict with one of the main purposes of including land within the Green Belt namely that of safeguarding the countryside from encroachment. There would in addition be some harm to visual amenity. Local Planning Authorities are required to give substantial weight to any harm to the Green Belt. Whilst the provision of four dwellings attracts some moderate weight, it is not considered that this and the other considerations put forward by the applicant amount to the very special circumstances to clearly outweigh the harm to the Green Belt. It is for these reasons that the proposal is contrary to Policy SSC6 of the Staffordshire Moorlands Core Strategy Development Plan Document and national advice in the National Planning Policy Framework.

2.2. The development of this open and prominent agricultural land with four detached bungalows and garages would be harmful to the character and appearance of the surrounding area. It would fail to protect or enhance the local landscape contrary to Policy DC 3 of the Staffordshire Moorlands Core Strategy Development Plan Document and national policy in the National Planning Policy Framework

Yours sincerely

Robert Stanyer  
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Kingsley.