

---

**From:** Moulton, Reece  
**Sent:** 22 November 2023 10:03  
**To:** Planning Comments (SMDC)  
**Subject:** Ref number : SMD/2023/0530 - Corner Cottage, Horse Road, Alton [No Classification] [Not Subject to Export Control]

© Rolls-Royce  
Classification: No Classification  
Not Subject to Export Control -

Hello,

My name is Reece Moulton, I am the owner of Corner Cottage, Horse Road, Alton, ST104BS. We have recently received a letter from Staffordshire Moorlands inviting us to comment on planning application SMD/2023/0530 for the Royal Oak.

The concern we have with this proposal is relating to parking. Horse Road is already fully saturated with residents having to park their vehicles on the road in front of houses. Unfortunately, at this stage the proposal did not provide information as to how many people would be working in these offices as a permanent place of work. The Royal Oak does have a parking area to the front and to the rear, which is accessed via what has recently been applied for to become a bridleway. This parking could be suitable for a number of vehicles, but I fear if there will be over 6 people attending the office daily in vehicles they will have to park in the road and in front of houses. When observing the use of the car park it is clear that to fit a number of vehicles in the area, they have to block one another in due to the one way access. If this is the case will there be cars being moved constantly causing noise and pollution through the narrow passageway that runs alongside our property to access the rear of the Royal Oak. Would the increased traffic cause issues to residents accessing their properties on Toot Hill Lane, as the track is very narrow with no room for passing. Does this increase the risk against horses and pedestrians using the track to access Toot Hill Lane. We have had issues with people parking in front of our house blocking access and egress to our garage/driveway and believe this would exacerbate the issue further if visitors/employees cannot use the car park itself due to the capacity.

The Royal Oak has not operated as a pub for many years, we purchased Corner Cottage in 2019 on the basis that planning had been approved to convert the building into a residential property. Due to the fact we purchased the property when the Royal Oak had closed down, I cannot comment on any past disruption that was caused by the use of the building as a commercial premises. The building is old and was built at a time where there were no requirements to park vehicles. I believe that the central village location is unsuitable for commercial use due to the proximity to other properties and the added strain this would put on an already struggling infrastructure, to cope with the number of vehicles. The change of use to an office space would only benefit a private enterprise and would not bring any value to the wider community.

Due to the above reasons and the lack of information around the scope and size of the business we would at this time not be in a position to support the application.

Kind regards,

Reece

This message has been marked as [No Classification](#) and Not Subject to Export Control by Moulton, Reece (NNPPI) at 22 November 2023 10:02:54

The data contained in, or attached to, this e-mail, may contain confidential information. If you have received it in error you should notify the sender immediately by reply e-mail, delete the message from your system and contact +44 (0) 3301235850 (Security Operations Centre) if you need assistance. Please do not copy it for any purpose, or disclose its contents to any other person.

An e-mail response to this address may be subject to interception or monitoring for operational reasons or for lawful business practices.

(c) 2023 Rolls-Royce plc

Registered office: Kings Place, 3rd Floor 90 York Way, London, N1 9FX Company number: 1003142. Registered in England.