
From: planningcomments@staffsmoorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2023/0532 Site Address: Moneystone Quarry Cheadle Road Oakamoor
Staffordshire ST10 2DZ Stoke-On-Trent Comments by: John Steele Churnet Valley Conservation Society

From:

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Submission: Objection

Comments:

Notwithstanding the apparent invalidity of this application previously communicated to the Planning Officer the Society states the following objections:-

¿ There cannot be a Phase 2 development without a Phase 1 which the Council has already refused.

¿ The application site has no access facility as there is no Phase 1.

¿ The 60 proposed lodges are of the same design and structure as those 190 which have already been rejected by the Council on 26th October 2023 namely :-

This site lies within the Churnet Valley which is an area of significant landscape, wildlife, and heritage value. Policy SS11 of the Staffordshire Moorlands Local Plan (adopted September 2020) sets out the strategy for the Churnet Valley. It says that all development should be of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape, and biodiversity of the area. The consideration of landscape character it says will be paramount in all proposals in order to protect and conserve locally distinctive qualities and sense of place and to maximise opportunities for restoring, strengthening and enhancing distinctive landscape features.

It is considered that the proposed lodges, which are little more than caravans with cladding, fail to deliver the required high standard of design. Owing to the proposed materials and lack of any green roofs, lack of creativity and detailing the lodges could not be said to be of an appropriate high quality nor do they add value to the local area. They have not been designed to respect this sensitive site or its surroundings, noting that it is in part adjacent to the Whiston Eaves SSSI.

For these reasons the proposal fails to comply with Policies SS1, SS11, DC1 and E4 of the Staffordshire Moorlands Local Plan and the National Planning Policy Framework including but not limited to Chapters 12 which says that good design is a key aspect of sustainable development and Chapter 15 which says that planning decisions should contribute to and enhance the natural and local environment by amongst other matters recognising the intrinsic character and beauty of the countryside and minimising impacts on biodiversity.

It is considered that the proposals are unsustainable and do not conform with the provisions of the NPPE.

In addition the following issues specific to Quarry 2 all require a refusal of the application:-

- ¿ Quarry 2 is unrestored and is contaminated by residual heavy industrial chemicals and tailings.
- ¿ Quarry 2 is an unsuitable area for holiday makers to be in as it has deep quicksand at its heart.
- ¿ The sides of Quarry 2 have been prone to collapses and landslips since quarrying ceased in 2010.
- ¿ Quarry 2 has not been inspected regularly by the Health and Safety Executive (HSE).
- ¿ The site also contains toxic waste dumped illegally in 2016 by agents working on behalf of the applicants which was the subject of a stopping notice issued by Staffordshire County Council.
- ¿ The access tunnel between quarry 1 and quarry 2 is unstable and too narrow for fire engines to use.
- ¿ The fire brigade has specified the need to use new fire fighting vehicles of 17.8 tonnes but there is already a weight restriction on Whiston Eaves Lane the main access route to the quarry prohibiting vehicles of 17.5 tonnes or more.
- ¿ All the environmental impact statements are out of date having been obtained prior 2014.
- ¿ Ecological and biological changes will have taken place since then and new colonies of species of fauna and flora will have been established in the meantime.

In summary the whole design of the scheme has changed from the original concept of a luxury ¿Centre Parcs¿ style resort.

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