
From: Carmen Worthington
Sent: 19 December 2023 12:53
To: Planning (SMDC)
Subject: SMD/2023/0532

Importance: High

Categories:

Good Evening

Re: SMD/2023/0532 – Laver Leisure (Oakamoor), Moneystone Quarry.

Proposed Development: Reserved matters application proposing details for the appearance, layout, scale and landscaping for Phase 2 of the leisure development comprising 60 lodges, archery centre and watersports centre, internal roads and car parking and hard and soft landscaping.

Kingsley Parish Council object most strongly to this Phase 2 application for the Moneystone Quarry development. We have concerns that it is not a valid application on two issues:

1. It was not submitted and validated within the time limit imposed by the conditions in the Outline approval SMD/ 2016/0378.
2. None of the objectors to the Outline application above or to the Phase 1 application SMD/2019/0646 appear in the Consultation List of this application. This is a failure of process which disbars our parishioners and other members of the public from their democratic right to comment on this matter.

Notwithstanding the above, and in case the application is somehow made valid, we have the following specific objections:-

- There cannot be a Phase 2 development without a Phase 1 which the Council has already refused.
- The application sites have no access as there is no Phase 1 approval.
- The 60 proposed lodges are of the same design and structure as those 190 which have already been rejected by the Staffordshire District Council on 26th October 2023 for the following reasons:-

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 NPPF.

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 dangerous and unsuitable area for use and occupation by holiday makers as it has large areas of deep quicksand and its sides have been prone to collapses and landslips since quarrying ceased in 2010. The quarry sides are steep and are extremely dangerous for people trying to climb them or walk near their edges.
- Quarry 2 has not been inspected regularly by the Health and Safety Executive (HSE) .
- The site also contains toxic wastes dumped unlawfully in 2016 by agents working on behalf of the applicants. This operation was eventually stopped by Staffordshire County Council and the Environment Agency.
- The access tunnel between quarry 1 and quarry 2 is unstable and too narrow for fire engines to use.
- If Phase 2 were allowed without Phase 1 holiday makers would be in danger in the deep water and unsupervised areas of the unrestored Quarry 3.
- 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 and does not therefore conform to the requirements of the Churnet Valley Masterplan or the current Local Plan.

Kind regards

Carmen Giuliano-Worthington

Kingsley Parish Clerk/RFO

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