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

Categories:

Application Reference No. : SMD/2023/0611 Site Address: Bryn Helyg Kiln Lane Leek Staffordshire ST13 8LJ
Comments by: Mr J Ratcliffe

From:
Rock Villa
Kiln Lane
Leek
Leek

Phone:

Email:

Submission: Objection

Comments: I strongly object to the above application. This is now the 5th application for a dwelling on this site, all previous ones having been refused by the District Council (and one subsequently dismissed on appeal), the last refusal being April 2023.

Whilst the site is within the Leek town settlement where development may be acceptable in principle, the site in question is set within open landscape which is highly prominent within the wider area. In fact the appeal inspector in 2021 stated that the site is clearly visually read within the open countryside that is considered to be an important landscape setting to Leek. The proposed dwelling, by way of its position near the brow of the hill and visible from a number of public vantage points including highways and public footpaths would be a prominent feature. In these views the proposal would be read as a single dwelling detached from Leek, which has a strong visual boundary formed by Kiln Lane, and would therefore be an incongruous feature within an otherwise open landscape. As outlined above this open area is considered to be important to the setting of Leek, and as the siting of the dwelling would erode this openness it would be harmful to the landscape character of the area.

Whilst the current proposal is now for a single storey dwelling it would nevertheless remain a prominent feature and would still be 0.71 meters higher than the existing agricultural building which already forms an extremely dominant feature within the landscape, particularly when it is viewed from the higher level of Westwood Park Avenue (near to the junction of Warrington Dr). It is noted that the photographs submitted in support of the application conveniently do not show this vantage point. In my view therefore the proposed development would still remain a prominent and incongruous feature within the street scene. I am also somewhat sceptical about the proposed use of such a large agricultural barn for ancillary domestic use. In addition to the impact of the dwelling, a domestic use on this site would cause light pollution in what is currently a dark landscape at night which would add further to its incongruity.

In my opinion the proposed development remains to be harmful to the character and appearance of its surroundings, and would conflict with Policies SS1, H1, DC1 and DC3 of the Staffordshire Moorlands Local Plan which require that, amongst other things, development is of a high quality design that respects the locally distinct

character and landscape, including the setting of settlements. It would therefore also conflict with the guidance of designing in context set out within the Staffordshire Moorlands Design Guide and the design aims of section 12 of the National Planning Policy Framework (the Framework), including Paragraph 130. These are views previously held by the Council and appeal inspector.

For the above reasons it is respectfully requested that the application be refused.

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