

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 31 January 2024 13:39:59

Application Reference No. : SMD/2024/0012 Site Address: Land at Park Lane Cheadle Staffordshire
Comments by: Mr & Mrs D J Hill

From:

The Poplars
Park Lane
Cheadle
Stoke-on-Trent
Staffordshire
ST10 1TH

Phone:

Email:

Submission: Objection

Comments: We object to this planning application for numerous reasons. The proposed site is GREEN BELT land, the NPPF introduced at Government level and protects against such applications, example a general presumption against development in the GREEN BELT unless there are exceptional circumstances . We are alarmed that the list of those consulted does not include the Coal Authority, extensive coal mining has taken place below the Cheadle landscape and consequently any proposed development would be on high risk land. The applicants planning consultant states in paragraph 2.4 of the outline planning application the site is located outside but adjacent to the settlement boundary of Cheadle, in other words within the GREEN BELT. From the NPPF the following paragraphs are relevant to this application/our objection S13 paragraph 147 'inappropriate development harmful to the GREEN BELT not to be approved'. Paragraph 149 'the local planning authority should regard the construction of new buildings as inappropriate, the scope of this application falls within this description, the proposal represents development within GREEN BELT is harmful by definition, the proposed site for three dwellings 1 bungalow and two larger dormer bungalows compromising openness and neighbouring privacy, development of this open field would be harmful to the character and appearance of the surrounding area.

The applicants agent suggests that the field in question is heavily 'farmed', this is not the case, it is two seasons since the field was cut for a haylage crop, instead it has moved into a natural bio diverse course left to nature, the field has taken on an interesting ecological form colonised by natural species which includes and ACTIVE BADGERS SET, which I do believe Badgers are protected. Within the outline application page 11 6.12 states the proposed field is of no particular merit !, the field is GREEN BELT and is overlooked by Cheadle Park, the field is 'skirted' daily by dog walkers, ramblers and the like enjoying nature, a lot less than two miles from Cheadle High Street.

Upper Park Lane is a narrow single track unadopted private road used by local residents light traffic, heavier service vehicles and occasional agricultural vehicles.

By modern standards 3 new-build properties will result in at least 6 additional motor vehicles using Park Lane increasing traffic to the upper part of Park Lane by some 75%. The application suggests the building of 3 detached bungalows two of which are large dormer bungalows scattered over two and half acres constitutes limited 'in filling', we beg to differ , from the GREEN BELT boundary onwards the only buildings along Park Lane are The Poplars built on a site of an ancient barn, Cedar Villa a prefabricated dwelling & Bluebell Cottage and ancient farmhouse converted many years ago into a habitable dwelling, so no reason to 'stretch' the expression infill. The land in question agents application 2116 is historically the larger part of a field whereby a 'toe end' was sold to Mr Ernest Chell late 70's/early 80's, application records show the Mr Ernest Chell and consequently Mr Ernest Chell's family descendants have since the early 80's sought permission to build on this 'toe end' and on every occasion the applications have been refused, Ref 2116 land off Park Lane is the same field. On the adopted local plan for Cheadle 2004/2013 the site in question is described as FULL GREEN BELT (SS2

SS10) countryside (SS(SS10 H1 DC3)Application 2116 on behalf of Mr Mark Bullock SMD/2004/0012 is totally flawed for numerous reasons/issues and should be REFUSED. Mr & Mrs D J Hill The Poplars Park Lane Cheadle S-O-T ST10 1TH

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
