

From:
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2024/0108
Site Address: Rosehill Nabb Lane Alton Staffordshire ST10 4AY Stoke-On-Trent
Comments by: Stephen Webb
From:
Paradise Farm
Nabb lane
Alton
Alton

ST104AY
Phone:
Email:
Submission: Objection
Comments: Comments:

I live at Paradise Farm with which our farmland adjoins. and want to object on the following grounds:

Further building on the site would begin to attract hen and stag parties and larger group gatherings and with Parking increasing to 11 cars with 16 guests plus Rosehill occupants. By their very nature these usually result in noisier, more anti-social behaviour than couples or single families. This would severely affect our right to residential amenity as the lodges are close to our back garden and noise travels especially in this very quiet rural setting where we here nothing but sounds of wildlife

When the applicant applied for permission on this part of the garden previously the Senior Conservation Officer stated that a wooden lodge could not be read as a domestic outbuilding - it would therefore look incongruous and out of place at the entrance to a historic village. The boundary hedge is of insufficient breadth and numerous large holes to hide the proposed development from the lane.

The site is already over-developed following the granting of permission for two holiday lodges last August (SMD/2020/0656). If this application is also granted Rosehill will be surrounded by lots of lodges and a parking area for eleven cars and bordered by the lane. This will grossly affect the setting of what was once a very old agricultural smallholding.

The applicant's planning adviser seems to be stating that by granting permission last year SMDC has set the precedent and must now grant permission again. As the previous applications were granted under a stream of mis-information I trust that this is not the case. The previous approval has been the Thin edge of the Wedge which they are now intent of driving in further to obviously create a much larger holiday park please don't allow this to happen

The applicant is yet to meet most of the conditions relating to last year's permission - would it not be prudent to ensure that is satisfactorily complied with first before granting further permission with the existing garage conversion has not been done. Also the applicant has also never abided by the conditions set by planning and has regularly worked outside the permitted times during the building of the current lodge and had to apply for retrospective changes to build NMA/2023/0024 as it bore no resemblance to the approved plans that you passed

originally. Chris Johnston took months to decide and told us the delay was because it was a particularly hard decision to make as it was a difficult one

Since the hedge has been cut back to improve visibility the speed of traffic on the lane has increased - as the original Highways Officer feared. It has made the lane more dangerous. Another issue is that the 'splay' that has been created at the entrance of Rosehill onto Nabb Lane, given permission in SMD/2019/0751 is not adequate with the hedge on village side still forming a blind bend for traffic coming down Nabb lane towards Denstone direction and accelerating passed their entrance towards 60mph limit sign a few meters further down

The block plan that formed part of the application, has the 'splay' indicated in grey, which implies that it will be tarmac, but when the hedges were cut back the verge was left as vegetation. This means that cars cannot pull off the carriageway and the road is blocked until the gates have opened. When the site is open to 16 guests plus Rosehill occupants this situation will be much much worse and dangerous . Visitors will have to get out of their cars, press the bell, wait for a reply and then wait for the gates to be opened for them. This will lead to an unacceptable delay of other road users on a lane with poor visibility.

Deliveries and supplies have regularly blocked Nabb lane especially during building of just the one lodge and the Rosehill householders regularly stand in road to watch for cars in either direction whilst a car either enters or leaves Rosehill due to traffic being problematic because of being rural single lane with speeding drivers and lack of any safe passing places nearby to their main gate combined with even our weekly refuse lorry having to reverse down the lane from the village junction because of narrowness of the lane and lack of turning or passing places.

The applicant has been intent on 'garden-grabbing' since his first application (SMD/2015/0756). When this application was refused his appeal to the Planning Inspectorate in Bristol stated that: 'I understand that there is a shortage of low cost housing within the Alton settlement boundary. I understand the Planning Housing strategy for Alton is to encourage low cost housing. A compromise here would be to split the development into two semi-detached properties and create two low cost houses'. This ploy failed and he then applied again (SMD/2017/0825) on the pretext of an annexe for an elderly parent. Permission was granted, however the conversion was not started. He then applied again - SMD/2020/0656 - this time for holiday accommodation, stating that the lodges 'could be considered temporary and removed if necessary'. However, the concrete bases that the lodges stand on will not be temporary and will eventually be considered as a 'permanent footprint for redevelopment'.

The wider setting of the medieval Nabb Lane with its listed buildings has already been affected by the previous development which is highly visible from the lane and public footpath. The proposed new development is of the same low value, incongruous design.

Rosehill falls outside the Development Boundary, within the Alton Character Area, and in open countryside - to allow further development here would result in much increased light because of added skylights and noise pollution in a sensitive area.

There are no nearby facilities - the closest shop and pub is half a mile away so people would usually use their car, resulting in increased traffic and pollution.

This development (including the previously granted lodges) is wholly unsustainable. It is on the wrong side of

the village to attract visitors to Alton Towers as they would still have to use their cars to get there and then pay for parking. As for other holiday makers, there are no facilities on this side of the village to make it an attractive destination for them.

The Local Plan states that provision of tourist accommodation has been met until 2033, therefore this development is unnecessary.

The proposed development brings no value as there are to be no employees to service the units.

As previously stated, I believe that this is just an exercise in obtaining planning for housing via the back door and not to build a local business and add value to the Alton community

Stephen Webb

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