

From:
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 18 March 2024 21:16:56

Application Reference No. : SMD/2024/0108
Site Address: Rosehill Nabb Lane Alton Staffordshire ST10 4AY Stoke-On-Trent
Comments by: Richard Towler
From:

2 Flag Tower View
Battlesteads
Alton

Phone:
Email:
Submission: Objection
Comments: The proposed development is worse than the previous application - SMD/2023/0226 , which was rightly refused.

In particular, this development is far too close to the neighbouring property to the north and will create clear privacy, noise, cooking odour and light pollution nuisances for them.

In addition, the same objections I made previously continue to apply, vis:

The proposed development is not in accordance with the Staffordshire Moorlands Local Plan (2020) which states that there is sufficient existing and proposed provision up to 2033.

Nabb Lane is narrow and can be dangerous to drive and walk along, and the development would generate additional traffic. It leads to a congested junction of the B5032, which one of the major routes into the Alton Towers complex.

This application breaches the Council's own policy of carbon emissions reduction by increasing the overall number of vehicular journeys in the area.

The two timber clad lodges would be clearly visible from the lane.

The lodges would not be in keeping with the rural character of the area.

The lodges are not appropriate in a garden.

There is plentiful overnight accommodation in the area and a considerable amount of lodge accommodation at Alton Towers and elsewhere in the area either extant or planned. There is no requirement for addition accommodation of this nature, now or in the foreseeable future.

This development would not generate any new employment opportunities.

Economic advantage to the area would be minimal.

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