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**To:** [Planning Comments \(SMDC\)](#)  
**Subject:** Comment Received from Public Access  
**Date:** 25 March 2024 15:18:39

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Application Reference No. : SMD/2023/0617

Site Address: Sprinks Farm Blackwood House Lane Horton Leek Staffordshire ST13 8QE

Comments by: Mr C G Barks MRICS Bagshaws LLP

From:

Vine House  
Church Street  
Ashbourne  
Ashbourne

DE61AE

Phone:

Email:

Submission: Objection

Comments: I am instructed on behalf of my clients, J & G Willox of Good Cow Farm, Horton (a neighbour to this development), to object to the above application on the grounds that this development is outside of the residential curtilage and an encroachment into the Green Belt. The Greenhouse and Walled Garden are poorly related to existing buildings.

The use of this land is not clear in the development description and confusing for the reader.

The blue ownership boundary is not correct and Certificate B on the Application Form as the applicant does not own all the land within the red line.

The cumulative impact of all the development which has been completed without planning permission is significant with substantial elements encroaching into the Green Belt. With 6 planning applications submitted for retrospective works and two applications remaining invalid, this has led to the site being over developed with further breaches of planning still outstanding.

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