

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 25 March 2024 15:23:47

Application Reference No. : SMD/2023/0619

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 (a neighbour to this development), to object to the above application. I would like to make the following comments.

When comparing the original Site Plan (drawing no. 2028.G.13) included in Application DET/2018/0041 to the plan included in this application, it is worthwhile noting the extent to which the unlawful development has expanded into the Green Belt to the South, West and North.

It is unclear from the submitted plans as to the extent of the residential curtilage particularly along the East elevation. The plans are confusing with the inclusion of the patio area on the Ground Floor Plan however this is omitted from the red line area with no means of access shown through the East elevation patio doors.

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.

Mr C G Barks MRICS

25th March 2024

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>
