

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 25 March 2024 15:29:12

Application Reference No. : SMD/2023/0620

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

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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.

Aside from the building operations already completed, this application appears to be applying for a change of use from agricultural land to residential use. This is not however clear in the development description. This proposal is an encroachment into the Green Belt and contrary to National and Local Green Belt policies.

The combined impact of the alterations already completed to the East gable of the barn detailed in application SMD/2023/0619 and these works are an encroachment into the Green Belt.

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

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