

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 22 March 2024 15:22:13

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

Nabb Lane
Alton
Stoke on Trent

Phone:

Email:

Submission: Objection

Comments: I live at Paradise Farm, Nabb Lane (next door to the applicant) and I wish to object to the above application on the following grounds:

1. The site is already over-developed following the granting of permission for two holiday lodges (SMD/2020/0656). If this is also granted Rosehill will be surrounded by four lodges, a large barren parking area and bordered by the lane. This will grossly affect the setting of what was once a very old agricultural smallholding set in fields and an orchard.
2. 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, the openness of the site will be lost, thus affecting the character of the lane.
3. Rosehill falls outside the Development Boundary, within the Alton Character Area, and in open countryside so this would compound the countryside encroachment that has already taken place. To allow further development here would result in much increased light and noise pollution in a sensitive area which is important to wildlife and outside the settlement boundary.
4. Alton Parish Council unanimously objected to development here stating: "Nabb Lane is a small road and the additional traffic would be a safety issue. It is overdevelopment in the area and outside the village plan. It is out of keeping with the area, invasive and unneighbourly".
5. Further building on the site would begin to attract hen and stag parties and larger group gatherings. 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.
6. Nabb Lane is a long established medieval single track lane. It is not suitable for the increase in traffic and the junction with Denstone Lane forms blind bends in both directions for cars emerging from Nabb Lane. It can be dangerous to walk along the lane despite the supposed 30mph limit on this section. Crossing Denstone Lane to

walk to the village is hazardous at most times of day but especially with all the Alton Towers, school and JCB traffic at peak times.

7. SCC Highways Authority objected when this site was first applied for on the grounds that: 'two holiday lets would constitute a material increase in traffic to and from the site', SMD/2019/0751 'would not overcome the harm identified as a result of the material increase', 'the effect of allowing such development in a functionally isolated location would be likely to increase the amount of unsustainable journeys made. As a result, residents would be unable to make sustainable transport choices in accordance with the objectives of the Framework'. The applicant is now proposing doubling this to four lets with up to 8 cars. SMD/2020/0656 was granted after the inclusion of the internal footpath and stating that pedestrians would only have to walk 'as far as the informal access to the Blacksmiths Arms'. As stated in my original objection, the Blacksmiths Arms has not re-opened and the owner has not given any permission for such access to his private property. Pedestrians must make the dangerous crossing at the junction of Nabb Lane and Denstone Lane with blind bends on both sides. Adding two further lodges will only increase these problems.

8. 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 would probably most affect Nabb Cottage which is positioned right on the junction.

9. 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.

10. Accommodation of this kind in this village is unsustainable - in recent years we have lost two pubs which provided rooms, also the closest public house for food, plus numerous private B&Bs. The last remaining B&B, which is only a few hundred yards away has informed me that occupancy rates have dropped to about 50%. If a long running establishment with excellent reviews has dropped to this level since Alton Towers began offering a wide variety of accommodation then how can a new development with no experience be sustainable?

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

12. The proposed development brings no value to the village as there are to be no jobs created.

13. The applicant is yet to meet some of the conditions relating to his previous permission and the garage conversion doesn't appear to have been started at all - would it not be prudent to ensure that is satisfactorily complied with and proven to be sustainable before granting further permission?

14. I believe that the planning application history and the number of revisions to the applications show that this is just an exercise in garden-grabbing and not to build a local business and add value to the Alton community.

15. If the proposal is allowed to go ahead it will necessitate the removal of even more mature shrubs and therefore wildlife habitat.

16. Points raised by the Planning Officer for SMD/2020/0656 are also relevant to this application, namely:

- [] ;With regard to Policy E4, the site is not within an area allocated for tourism development; (7.10)

- [] ;The Churnet Valley Master Plan requires minimal development outside of Alton Towers; (7.9)

Yours faithfully,

Ann Webb

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