

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2023/0629

Site Address: 5 Mill Hayes Road Knypersley Staffordshire ST8 7BH Stoke-On-Trent

Comments by: Lisa Middlehurst

From:

Squirrel Hayes Lodge
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Submission: Objection

Comments: Notwithstanding any changes to the proposal reflected in the additional revised information, I wish to restate my formal objection to planning application SMD/2023/0629.

I would like to raise a number of planning concerns:

1. Despite measures to ameliorate the impact of the proposal, there will still be intervisibility and visual conflict with the Lodge. The materials are of an alien palette and the height and scale of the building will still have a detrimental effect on the setting and context of the Lodge by impairing key views. Setting makes a significant contribution to the appreciation of heritage assets. This unsympathetic and intrusive development will sever the link between the Lodge and its original setting. This may be considered less than substantial harm, but it is harm nonetheless - and it will be irreversible.

2. Screening can only mitigate the negative impact of a development, rather than remove the impact, and should never be regarded as a substitute for well-designed development within the setting of a heritage asset. The seasonal effect of screening should also be taken into account.

The proposal states that a Hawthorne hedge (*Crataegus Monogyna*), maintained at a height of 200cm, will be used to partially screen the unsightly stable block. *Crataegus* are deciduous and will provide no screening from Autumn until late spring. At 3.2 meters high, the proposed stable block will also be visible for 1.2 meters above the deciduous hedge. The permanence of such screening is also a concern as it may be removed or changed unless it enjoys statutory protection and/or management measures secured by legal agreements.

3. Given the close proximity of the proposed stable block and manure heap to residential dwellings, odour, insects, vermin, light, and noise will all attract statutory nuisance complaints.

4. Manure Management has still not been addressed and is likely to be incompatible with Environmental Health standard conditions. The location of the 'muck trailer' is considerably closer to residential properties than stipulated by Environmental Health in the previous proposal (at least 50m from all neighbouring residential properties). The current truck does not have sufficient capacity to store 6 months' worth of manure. Furthermore, the mobile nature of the proposed solution will make manure management completely unenforceable. The 'muck trailer' will also be located on granite chipping and permeable hardcore, which are permeable surfaces and may result in foul leachate.

5. The hardcore (permeable) area shown between the proposed stable block and the curtilage of my heritage asset appears, to all intents and purposes, to be a menage. This points towards horses being kept on the land for leisure, rather than agricultural purposes, which will require planning permission for change of use.

6. There are still planning concerns regarding about the lighting. Pheobe Lykos batten lights feature Tri-Colour CCT colour changing technology (3000K, 4000K, and 5700K). High-lumen LED lighting with a colour temperature of 4000K will have a detrimental effect on the flight path of the bats that forage around the Lodge. According to the Bat Conservation Trust, severing a key flightpath due to artificial lighting can cause

desertation of roosting sites, which may constitute an offence under legislation.

The true effect of a development on setting may be difficult to establish from plans, drawings, and visualisations. A case in point is the significant visual harm caused by the erection of the 2-metre plus fence documented in my previous comment on this application. Once a development deemed unlikely to affect the heritage of a setting been implemented, any damage caused will be almost impossible to reverse. As the owner of a Grade II Listed Building, it is my responsibility to do everything in my power to ensure that Squirrel Hayes Lodge does not become that 'lesson learned'.

I would therefore request that you take all these points into consideration when determining the outcome of this application.

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