

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 08 November 2024 16:35:24

Application Reference No. : SMD/2024/0459
Site Address: Land at Park Lane Cheadle Staffordshire
Comments by: Mrs I Redfern
From:

Park lane
Cheadle
Cheadle

Phone:

Email:

Submission: Objection

Comments: I am writing to object to this application. There are several ways in which greenbelt developments may be permitted which are the following - none of which apply to this application.

Previously Developed Land / Brownfield Sites. Not eligible - the land that it sits on is a field that currently hosts a horse & pony and has had livestock on it since I can remember. There has never been a development on this site it's always been an open field used for grazing.

Conversion of Agricultural Buildings. Not eligible - no buildings on the land in question.

Infill Developments - This involves building a new property in a gap in an existing built frontage. The logic is that it would not increase harm to the openness of the Green Belt through the extension of the built form. The proposed plan sits in a large open field that's used for grazing and is full of wildlife, including trees that house bats close by with them using the field to travel through (as highlighted in previous ecology report in a refused application). There is two properties that sit on Nursery close that are not visible from Park lane which looking at the submitted plans they look around 15m / 20m away. There is one further property on the opposite side of the field that again is barely visible from the lane. If the council see this as an infill area of Park Lane it opens the doors for further applications next to the proposed dwelling. The proposed plan would add a large bungalow in the centre of a field and this would clearly harm the openness of the greenbelt field -visible to all neighbouring properties and walkers that regularly use the nearby footpaths.

Affordable Housing - not eligible. The application seeks one large property which would not fall into this category.

Exceptional Circumstance - from my understanding there is no circumstance to make this eligible. The refused application was heard at a council meeting recently, the applicant stated that one of the properties was for himself and the other two were for family to take care of him in his declining health. So has the need for his family to take care of him disappeared, or does this open the door for a further application for further development for additional housing.

Building Homes for Agricultural or Forestry Workers - not eligible.

Greenberg development is not permitted unless it falls into one of these categories, which it does not.

There are numerous greenbelt areas up park lane, so if this application was to be successful there is a strong chance more applications would soon follow by the applicant or others, as a result if this was successful it would be very hard to deny others for wanting to do the same thing.

The location of the proposed dwelling sits on an unadopted and a proposed tight entrance, which would put strain on the road and cause disruption to all neighbouring properties.

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