

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 17 November 2024 21:14:13

Application Reference No. : SMD/2024/0486

Site Address: LAND TO THE NORTH MOORSIDE FARM Eaves Lane Armshead Staffordshire

Comments by: George Hughes

From:

1 Newhouses, Kerry Hill
Eaves Lane
Armshead
Stoke on Trent
Staffordshire
ST2 8NA

Submission: Objection

Comments: I am a local farmer who has lived and worked in Eaves Lane for over 70 years and I object to the above application...Land to the North Moorside Farm, Eaves Lane...also now known as 1 The Barn, Eaves Lane

ST2 8LY.....as an inappropriate development in the Green Belt. I have concerns about the application which I believe to be flawed and unconvincing.

Inaccuracies.....including, but not limited to....THE APPLICATION FORM:

Work was started in September

There is a hedge

There is no main sewer

There were no residential units on site

There weren't 6 parking spaces

It is adjacent to an SSSI site...Wetley Moor

There is now a commercial use

THE PLANNING STATEMENT:

Contrary to the agent's submission, the site's Planning History is available on SMDC's Interactive Map.

A retirement bungalow (1978) was refused

An indoor riding school (1982) was refused at appealfor the negative impact on the area.

(Additionally, proposed developments on this prominent hillside (all land North of Moorside Farm) a stable lad's house and 2 livestock sheds (at appeal) were also refused for detrimental effects on the landscape and

residential amenities.

CHANGE OF USE FROM AGRICULTURAL LAND:

This was defined and sold as agricultural land.....evidenced by...

Whittaker and Biggs sales details

The previous owner's representation to SMDC where she confirms the land was sold as agricultural land with the possibility of development with the correct planning, there is a holding number on the land, Alison Smith 12/11/2024

My own records, where cattle reared on the holding, were bought by me from Alison Smith in April 2022 from this site. Defra records available on request.

APPLICANT'S PERSONAL CIRCUMSTANCES:

Omitted from the statement is the applicant's previous living and working circumstances.

I understand the applicant has lived in a house in Talke Pitts for over 10 years, running a well-established, successful business (Designer Drives) for some 25+ years. Closer to Royal Stoke hospital, St Joseph's school, their registered doctors/dentist surgeries and all bus routes and amenities..... I question the reasoning of moving out of area to an exposed field, on a hill with no pavements, poorly-lit and not serviced by any buses or left until last for gritters in bad weather. This cannot be advantageous for the well-being of the applicant's family,

LOCATION:

The agent appears to be confused about this site's location.....it is asserted....the site is a is sustainably located in terms of its proximity to Haswell and Peterlee and the surrounding transport network. This is a distance of 180 miles away.

This is not robust or convincing.....

CONCLUSION

I believe this intentional, unauthorised development has had a significant, detrimental impact on the character and appearance of the area and residential amenities of close neighbours. In a prominent position, viewed on one side from the conurbation of Stoke on Trent and from the other, a picturesque, winding country lane it is incongruous and intrusive. Tall, closed fencing and large wooden gates enclose a very large area of hard

standing, a static caravan and commercial vehicles. This was a field...cleared of paraphernalia and defined as agricultural, Green Belt land. The site is hostile to its environment and I respectfully request a refusal in determining this unconvincing application.

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