

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 18 November 2024 20:47:32

Application Reference No. : SMD/2024/0486

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

Comments by: Vonny

From:

Kerry Hill
Eaves Lane
Stoke on Trent

Submission: Objection

Comments: Application for Planning Permission:

The building materials proposed for the 'day room' do not appear to be sensitive to the environment and/or in line with the majority of the buildings in the area.

The site and proposed building will be on greenbelt and a matter of metres away from Wetley Moor - an SSSI nature reserve.

The 'wooden fence' (solid feather board type), that has already been installed, is more than 2 metres high and likely around 2.5 to 3 metres at its highest point.

The 'gravel surface', that has already been installed is over an area of around half an acre - the topsoil was removed by around .5 metre with an excavator. A polythene membrane was installed over the area. There were then three layers added on top of the polythene ' 2 layers of MOT and a top layer of gravel. The combined weight could amount to several hundreds of tonnes.

The vehicle types parked on-site consist of vans, lorries and cars.

There is a long hawthorn hedge that runs along the parameter of the site that is parallel to the road. The hedge is mature and likely to be a number of decades old.

The area is notorious for water crossing the road running off from the Moor.

There is no main sewer in the area or on-site.

The land is adjacent to and nearby Wetley Moor, which has important biodiversity and geological conservation features.

Given the site's proximity to Wetley Moor and location on greenbelt the Diversity Gain Condition will likely apply.

The proposed septic tank does not feature on the planning application plans.

Planning Statement:

Whilst the site did previously contain old agricultural machinery and the like for recycling purposes, its use was agricultural.

The site was not developed beyond two barn outbuildings, neither of which appear to have any planning approval.

Given the greenbelt and proximity to the SSSI Wetley Moor and the tendency for water to run off Wetley Moor it is debatable that the site surface has been 'improved' - with the addition of a polythene base and possibly many hundreds of tons of hardcore and gravel over it.

The proposed barn removal could undermine the agricultural landscape.

The site is not brown field.

The 'limited infilling' is an area of around half an acre with possibly many hundreds of tons of hardcore and gravel.

The site was arguably not previously developed.

'Nomadic habit of life' - The planning authority will no doubt make their own inquiries regarding the applicants previous status.

The openness of the greenbelt has been affected by the erection of a 2.5 to 3 metre high parameter fence. The fence is tens of metres long/in length

Any planting or landscaping is unlikely to make a difference to any integration into the local landscape as it won't be visible over the recently installed high perimeter fence.

Whether the family would be forced into further roadside encampments will no doubt be a matter for the planning authority to investigate/consider.

The site is not soft landscaped nor open. It appears to be hard landscaped and closed.

Generally:

The record will show that this area of Eaves Lane, and the adjoining Kerry Hill and Wetley Moor has seen several residential renovations/developments in recent years. Some are complete and others currently under way. These include:

- Fair View
- Yew Tree Farm
- Horton Barn
- Glengoffe Cottage
- Meadow View
- Kerry Hill Farm

The record will also show that these projects have involved significant planning applications with relatively strict conditions placed on applicants to ensure, among other things, the preservation of the greenbelt, the local architecture and the area's agricultural/natural heritage.

Whilst a matter for the planning authority, it's difficult to see how the current proposal complies with any of the rules and sensitivities around heritage, green belt, conservation, good architecture and SSSI.

The current proposal has largely galvanised opinion among those living along this part of Eaves Lane and on the adjoining Kerry Hill/Wetley Moor. The other residents will no doubt speak for themselves but it is a generally held view among residents that what is being proposed will be detrimental to the area and should be opposed.

One would also hope that the effects and feelings of the residents/families most closely affected by to the site/land bear some considerable weight when considering this application.

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