
From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0022 Site Address: Land To The North Of Hawes Farm High Street Ipstones
Staffordshire Comments by: Martin Brightman

From:

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Submission: Objection

Comments: Further to my original comments on this proposal, all of which stand, I would like to comment on the revised drawing ¿Proposed Site Plan and Street Scene 11 03 2025¿. I consider the illustration labelled Street scene- Scale 2:100 (??), shown at the bottom of this drawing, to be highly misleading on several counts.

The drawing appears to show the two proposed houses nestling discretely on the plot, dwarfed by their surroundings and making very little impact on the character of the conservation area and the setting of the adjacent listed building, Hawes Farm. When compared with the actual street scene however, as shown in photographs of the site also submitted by the applicant (for example the photograph entitled Site Frontage, appended under the heading General Views to the document ¿Supplementary BNG Note March2025¿) it is obvious that the visual impact of the proposed development has been grossly misrepresented in this drawing. The photograph shows that the existing two storey house, 59 High Street, which is located a similar distance back from the road as the proposed development, is much more prominent than, for example, the tree on the southwest side of the site. The architect's drawing, quite wrongly, appears to show the tree much larger and more prominent than the proposed houses. The houses, as they would actually appear, would be much more intrusive than they are shown on the drawing.

Secondly, the drawing shows the proposed houses from a viewpoint directly in line with the houses themselves. While I understand that this is a drawing convention and that it represents a possible view from approximately six metres length of the High Street, it is not representative of the appearance of the proposed development from any other position. From a few metres up or down the High Street, because the two houses extend so far back behind the existing building line, any view of the existing agricultural setting will be completely extinguished. The impression remaining will be of uninterrupted modern houses running right up to the listed building. It should also be noted that the existing view of Hawes Farm and Daisy Bank Farm from the public footpath to the north of the site would be obliterated by the proposed development.

The third sense in which the drawing is misleading is that the houses are shown as they might be if they are never occupied. In fact, because the proposed houses are side on to the normal building line, their back gardens will be visible on the north side of the site. Where the drawing shows only an indication of the dividing walls, the reality will

be shrubs and garden sheds, washing lines, trampolines, etc. - all the items that might be expected in back gardens. The result of the awkward orientation of the proposed development will be to create a visual mess as the setting for the adjacent listed building.

The drawing is clearly intended to support the assertion in the planning statement that the design retains a level of visual permeability, legibility and a sense of open space that successfully limits the negative impact upon the perception of the isolated hamlet formed by Hawes Farm and Daisy Bank Farm within the Ipstones Conservation Area. I would respectfully submit that both the drawing and the statement itself are misleading; the setting of Hawes Farm within the conservation area and the distinctive character of the village of Ipstones more generally, would be significantly and irretrievably damaged if this application is allowed to proceed.

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