

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3438/W/25/3361144

DETAILS OF THE CASE

Appeal Reference APP/B3438/W/25/3361144

Appeal By MR A BEARDMORE

Site Address
BERRISFORD BARNs
SYTCH ROAD
BROWN EDGE
STAFFORDSHIRE
ST6 8QX

SENDER DETAILS

Name MR AND DR ADRIAN AND SARAH ROSE

Address
Rose House Sytch Road
Brown Edge
STOKE-ON-TRENT
ST6 8QX

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Intrusion into the open countryside/ Green Belt

The proposed development will be on green belt land. Although it will be adjacent to the existing village boundary it is not related to the existing pattern of development and surrounding land use. It is not an infill site; it will be extending the village boundary. Currently along Sytch Rd there is a single row of houses on the left-hand side. The proposed development will place three additional dwellings at right angles to Sytch Rd, behind the existing dwelling of Rose House. Therefore, it is setting a precedent of developing land that is currently fields, gardens and green belt which lies behind the current established housing.

Layout and density of buildings

The application states that there are currently 10 building on site which will be demolished to make way for the proposed houses. This is untrue. There are currently three small brick-built outhouses/stables, one larger brick-built storage building with a lean-to greenhouse, a poly tunnel, and a mobile home. Therefore, the site is currently open and with a small number of buildings along its' perimeters. The proposed properties are called bungalows, but their ridge high is that of a typical two storey house. This will lead to some loss of sunlight for neighbouring properties and significantly overshadow and reduce sunlight and outlook.

Vehicular access and highway safety issues

The vehicular access is not sufficiently wide for two vehicles to pass at the narrowest point. Furthermore, there is a stable block for which planning has not been granted in the fields below (please see comment relating to this below). Therefore, the number of cars entering and leaving the site will be increasing. Given that the entrance way is narrow (two cars cannot pass in it) this may cause issues and disrupt the flow of traffic along Sytch Rd. Furthermore, the car parking currently used by the livery clients appears to be being removed in the proposed development, therefore it is unclear where these clients will park in future. Cars parking on Sytch Rd already have a negative impact on existing visibility splays and increase risks for all road users and pedestrians. Therefore, both the number of cars entering and leaving the site and the availability of parking for the livery clients is a concern.

A related consideration is access to the site during any planed works. The access road is narrow, used by the existing livery clients and to access several farmers' fields (in addition to fields owned by the applicant). Furthermore, to bring services onto the site (e.g. gas) it may be necessary to dig up the existing access road. Therefore, this could increase congestion and safety issues for all road users of Sytch Rd.

Previous planning decisions

The applicant previously applied for retrospective planning (after being reported for building without permission) for retention of stable block comprising of 3no. stables and 2no. tack rooms (SMD/2020/0549) and 5no. stables and tack room (SMD/2020/0547). These applications were refused and although the applicant took both to appeal the appeal was dismissed. However, both stable blocks are still in use and hired out to livery clients. This creates additional traffic as the livery clients access the site daily to provide care for their horses. The additional traffic, access and requirements for car parking are not acknowledged in the current proposals. Furthermore, this is evidence for the applicant developing the site without appropriate planning in place. Related to this there is currently a mobile home on site, which the applicant currently inhabits, but for which no planning permission has been applied for.