

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 14 April 2025 20:28:59

Application Reference No. : SMD/2025/0145

Site Address: LAND ADJACENT TO COPPICE BARN Hollow Lane Cheddleton Staffordshire

Comments by: Chris Jones

From:

Coppice Barn
9a Hollow Lane
Cheddleton
Leek
Staffordshire
ST13 7HP

Submission: Objection

Comments: Dear Sir/Madam,

Date 14th April 2025

SMDC Planning application reference number: SMD/2025/0145 - proposed two storey development at land adjacent to Coppice Barn, Hollow Lane, Cheddleton, ST13 7HP

As owners of Coppice Barn, 9a Hollow Lane, Cheddleton, we (myself and Jenna Jones) would like to object to the above referenced planning application.

The reasons for our objection to the application are set out below:

1. Impact to the Cheddleton Conservation Area:

SMDC has a statutory duty to protect and enhance the character and appearance of its conservation areas. This is formed in both national and local planning policies.

Section 72 of the National Planning Policy Framework (NPPF) states that "with respect to any buildings or other land in a conservation area; special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"

NPPF states that "Even minor harm to the character of a conservation area must be justified with strong public benefits".

In addition, the SMDC local plan (policies SS9 and DC2) aim to ensure that new developments protect and

enhance heritage assets (including conservation areas).

Building a new two-storey dwelling on previously undeveloped land within the Cheddleton Conservation area would be contrary to those national and local planning requirements, policies, and plans.

The dwelling would be visible from the public highway and footpath and impact the openness of the landscape.

The land was once part of Fould Farm and formed part of its orchard land. It has remained undeveloped and forms a valuable and large part of the private amenity space of the Cheddleton conservation area.

2. Loss of privacy and amenity of the open space of Coppice Barn, 9a Hollow Lane

The proposed dwelling is orientated on the plot deliberately to avoid impact to the protected trees on the site. The result of that need is the front elevation of the dwelling faces directly onto the amenity of Coppice Barn.

There will direct views from the dwelling into the first-floor bedroom window of Coppice Barn and ground floor kitchen and dining area. The proposed dwelling is positioned on higher land than the Coppice Barn dwelling adding to the impact of a two storey dwelling facing directly towards it.

The perception of being overlooked leads to loss of privacy and amenity of Coppice Barn.

Impact to trees and ecology of the site The site contains several protected trees and habitats that support various thriving wildlife. The development of the site (dwelling, driveway, paths and services) would negatively impact that environment.

The proposal sites the dwelling at the far end of the plot, thereby requiring a long drive through the area of protected trees.

During our 5 years as owners of Coppice Barn we have noticed the increase in bats that fly back and forth from trees on the proposed site, across our property and into the large trees bordering the main part of Hollow Lane. Summertime sees significant nighttime activity.

A development would be detrimental to that ecology.

3. Impact to local footpath and highway safety

The site borders the public footpath/vehicular access road between Hollow Lane and Ox Pasture. By developing the site into a new dwelling, there would be significant increase in vehicular activity onto the narrowest part of that footpath/access road.

Despite the owners altering the entrance prior to this planning application to set the site gates back from the lane, vehicles would have difficulty seeing pedestrians when turning out into the footpath. Vehicles from the proposed site would be entering the footpath/access road as its narrowest point, giving limited space for pedestrians to safely be out of the way.

This footpath is a very heavily used daily as a route for walking school children to the local primary school.

4. Impact on character and appearance:

National and local planning policies state that the design and nature of new dwellings in conservation areas should preserve or enhance the area.

Section 5.27 of the applicants' Heritage statement references:

"it continues to read as a secondary and subservient structure to the former farmhouse. It will therefore to all intents and purposes be read and appreciated, like Coppice Barn, as a converted outbuilding"

"The proposed dwelling has been designed to appear as a modest, secondary and subservient, outbuilding and has taken its cue in terms of design and appearance from Coppice Barn"

However, it is not proposed to use the same materials (brick instead of stone) and its two storey nature would not be subservient, with the higher elevation adding to that impact. Nor do records show that outbuildings from the former farmhouse existed in this area of the former farm.

The proposed dwelling is visible from the public areas of the Cheddleton conservation area, despite Section 5.23 of the applicants' Heritage statement proclaiming that it is not.

In addition to the areas and justification for objections set out above, I also attach three photographs:

Photo 1: showing the openness of the private land amenity area of the Cheddleton Conservation area.

Photo 2: showing that the site is visible from the public areas around the site.

Photo 3: showing the view from Coppice Barn main bedroom to the proposed dwelling location and orientation directly opposite

In summary, we appeal for the Planning committee to refuse this application.

Thank you for considering our objections to planning application SMD/2025/0145. Please could you confirm receipt of this objection letter by way of return email.

On behalf of the owners of Coppice Barn, 9a Hollow Lane, Cheddleton, ST13 7HP

Chris Jones

Our address:

Coppice Barn, 9a Hollow Lane

Cheddleton,

ST13 7HP

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