

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 01 July 2025 11:59:09

Application Reference No. : SMD/2025/0267

Site Address: The Old Post Office Town End Lane Swinscoe Staffordshire DE6 2HS Ashbourne

Comments by: Elaine barnes

From:

The barn
Town end lane
Swinscoe
Ashbourne
Derbyshire
DE6 2HS

Submission: Objection

Comments: I object to the above planning application on a number of grounds.

The change of use for the land to a camping and caravan site, the site proposed is in the middle of the village and unlike the statement in the application, the site can be seen from town end lane and a number of neighbouring properties. Their own caravan stands out and if there is going to be nine this will dominate the area.

The access to the property and access to the caravan site is not an existing driveway it is one that the owner has put in the last year. There was a gateway there to the field but not a driveway and I don't think any planning permission has been granted for this. Also the gateway has doubled in size.

The entrance to this driveway goes over an existing lay-by which is used by the villagers as a bus stop and allows the bus to pull off a very busy road.

The entrance also has poor visibility to the left side of the entrance and even though there is a 40 mile an hour speed limit on this road, vehicles travel a lot faster and if there would be vehicles parked on the lay-by this would block the visibility to the Ashbourne side.

The village of Swinscoe has already got 2 camp sites in the village, which are either end of the village and a motel, which is more than enough for a small village.

There will also be a noise and light impact on the village from the campsite, an existing flood light on the old post office already shines all night.

The campsite will have a DE6 2HS post code and if people use satnavs to find the camp site this will bring them onto town end lane, which is a small lane with no turning points on it, so if someone is towing a caravan they will have great difficulty turning around and will probably use private driveways to do this.

There is also the fact that there will be more water soaking away into surrounding fields which at the best of times are wet which leads to the water draining onto the bottom of town lane and has caused flooding in the past, which has made it impassable not only for cars but for pedestrians wanting to access the bus. This is the only way out for properties at the bottom of town end lane.

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