
From: planningcomments@staffsmoorlands.gov.uk
Sent: 03 July 2025 22:52
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0267 Site Address: The Old Post Office Town End Lane Swinscoe
Staffordshire DE6 2HS Ashbourne Comments by: Stephanie & Ian Bogacki

From:

Barnfields
Town End Lane
Swinscoe
Ashbourne

DE6 2HS

Phone:

Email:

Submission: Objection

Comments: I am writing to object against the proposed Caravan and campsite at the Old Post Office, Town End Lane, Swinscoe and the proposed change of use from entirely Agricultural Use (Class B) to Caravan Campsite (Class A) and Tent Campsite (Class C). Application No. SMD/2025/0267.

My husband and I oppose the application for the following main reasons.

- Traffic and highway safety

The permitted development rights should not be allowed due to the safety hazard that this development poses to the traffic on the A52. Due to the speed that vehicles travel through the hamlet and the fact that the new entrance is next to a blind bend, this is a significant risk to both the oncoming traffic and the caravans or motorhomes pulling off the site as a result of the hugely restricted visibility. The newly constructed entrance opens directly onto the existing Bus Stop, which is also a hazard to the highway and pedestrians. We believe that the owners are already in breach of the permitted development rules by adding a large set of double gates onto the A52 and vastly exceeded the permitted 5 m2 driveway allowance, as this was previously a lawned garden area (as can be clearly seen in the photograph in the design and access statement and on Google Maps). As is stated in the Planning application, 'Description of Proposal', work on the site started 1/5/25 work actually began long before this date, in fact the owners put in the new gates, driveway / hardstanding shortly after their arrival in the village in 2024. The previous parking for the property could only be accessed from Town End Lane.

- Overdevelopment

Staffordshire Moorlands Local Plan Policies: E4 Tourism and Cultural development

New accommodation, attractions and facilities should:

A) support the provision and expansion of tourist, visitor and cultural facilities in the rural areas where needs are not met by existing facilities; and

B) all development shall be of an appropriate quality, scale and character compatible with the local area, protect the residential amenity of the area, enhance the heritage, landscape and biodiversity of the area and shall not harm interests of acknowledged importance.

The parish of Swinscoe and Blore in the 2011 census had a population of less than 100 people (there were no figures recorded in the 2021 census). The council should protect residents' rights and ensure a fair balance between such developments and existing properties. In an area of less than half a mile, the hamlet already has potential accommodation for approximately 300 people to stay as visitors to the area.

Common End Farm has 30 pitches, New House Farm Caravan & Motorhome club a minimum of 6 pitches and The Dog and Partridge Public House has rooms for up to 128 guests and at least 6 motorhomes

This means a potential for almost 3 times the number of visitors than there are residents in the entire Parish, certainly more than the 30 residents of Swinscoe itself.

- Design and character of the area

The proposed caravan and campsite will have a huge impact on the visual aesthetics of this small hamlet and its overall character.

It must be considered how this will impact the quality of life of the residents.

- Noise disturbance and loss of amenity

We have huge concern that this proposed development will negatively impact the quality of life for nearby residents and the overall character of the area. Including;

Light pollution – The hamlet has no street lights so at present has very little or no light pollution, 9 caravans and lighting to a toilet block will make a huge impact on the neighbouring properties.

Increased noise – There is very little noise in the hamlet other than the odd car or tractor, the few local farm animals and an abundance of wildlife (In the hamlet we have several Owl species, Kestrels and for the first time this year Kites and Curlews nesting nearby). Noise can be heard from the other local camping establishments and the pub; this will be vastly amplified if the proposed development goes ahead.

Loss of privacy and visual intrusion - This is contradicted in the planning application documents that have been submitted – The Design and access statement – 3.0 (page 7) – The paddocks will remain unchanged from an aesthetic perspective (and is not visible from the road or any neighbouring properties) in any case –

In fact, the proposed site is right at the heart of the hamlet in an elevated position where almost half of the village will have a clear view of the site from both their ground floor and upstairs windows. The Caravan Campsite is only approx. 20m from our own house which is not shown on the plans. All of this disturbance will have a considerable impact on the quality of life of all the residents.

This development will have a vastly negative impact on the hamlet.

The planning system, supposedly, works in the public interest. We strongly believe that this case is of public interest and would respectfully ask that this application be looked into further by the planning committee due to its huge

impact on our community, the questionable development that has already been completed and the considerable potential for a tragic accident on the A52.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>
