
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/2025/0267 Site Address: The Old Post Office Town End Lane Swinscoe
Staffordshire DE6 2HS Ashbourne Comments by: Graham & Lindsay Trevvarthen

From:

Gilman House
Town End Lane
Swinscoe
Ashbourne
Derbyshire
DE6 2HS

Phone:

Email:

Submission: Objection

Comments: Thank you for the opportunity to comment on the proposed development of the Old Post Office and the change of use of the adjacent land.

We believe the change of use is very problematic - for reasons set out below:

Size & Location & Visibility

The planning application misrepresents the significant scale and visibility of the site in the heart of a small hamlet.

The site maps and aerial pictures submitted with the application appear carefully cropped to avoid showing the proximity of adjacent properties. The Design and Access Statement also claims that the paddocks are 'not visible from the road or any neighboring properties' when this is untrue.

As shown on the Environment Agency flood map attached to the application the campsite development would occupy a dominant position in a very small settlement - close to and plainly visible from adjacent homes and from along Town End Lane.

A single caravan has recently been maneuvered on the site which has neatly illustrated the visibility point.

We also observe that a development involving some 14 camping and caravan pitches would be likely to bring at least 30 and potentially more than 70 temporary residents. This is a huge number alongside what we estimate are no more than 30 permanent residents who access their properties on or from the lane.

Loss of Amenity

The significant implications for residents from the above are a) disturbance and loss of amenity from noise and cooking smells & especially in the summer when windows are open b) pressure on the several footpaths running between and around adjacent properties and across cattle grazing land c) loss of privacy and risks to security and d) a fundamental change in the character of a very small village.

The parallel would be a campsite for thousands of people in the middle of Ashbourne or Leek, which would clearly make no sense.

Traffic Risks and Access

We note that the gated entrance from the main road and associated hard standing have both appeared recently where only a simple gap in the hedge existed as access to the garden. We suspect that planning and highways approvals should have been sought.

The entrance also opens into the bus stop layby on the south side of the main A52 on a bend with limited visibility. The location sees fast moving traffic approaching from the west before reaching the speed cameras & or accelerating out of the village after the speed cameras that bracket the Dog and Partridge pub. Towed caravans would be a special hazard.

Access restrictions currently being enacted in the centre of Ashbourne will continue to divert heavy traffic up Swinscoe Hill and towards Leek so increasing the risks.

Summary

The change of use application for the campsite is very disingenuous & although the proposed improvements to the Old Post Office itself seem sensible.

The application misrepresents the proximity and visibility of the site to adjacent properties and fails to make clear the large and central position that the campsite would occupy in the heart of a small hamlet.

The campsite would have unacceptable implications for general loss of amenity and change of character.

We suspect that the 60-day campsite rule is being misused as cover for unapproved development of gated access and hard standing at the proposed entrance from the A52 & and note that the rule does not apply to caravans.

We ask and recommend that the change of use for the campsite is rejected.

Graham and Lindsay Trevarthen & Gilman House, DE6 2HS

3.7.25

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