

NOTICE OF OBJECTION

Application Address : The Old Post Office , Town End Lane , Swinscoe , Staffordshire , DE6 2HS

Application Reference : SMD/2025/0267

Application Description :

“Extension of the house to accommodate two double bedrooms on the north side of the house and a larger bathroom, the kitchen will be relocated and an a new opening formed to communicate the kitchen to the rest of the dwelling. The application also seeks to change the use of the paddocks behind the property to accommodate a caravan and tents campsite. This is a change from entirely Agricultural Use (Class B) to a mixed use of Class A (for caravan campsite), Class C (For tent campsite) and Class B (for retained small holding).”

Summary of Objection :

The primary concerns we raise with regards to the aforementioned application are surmised as the following headline items below which will be further elaborated on, all of which are relevant within the Staffordshire Moorlands Local Plan (2014-2033) and its associated policy :

1. Highways
2. Amenity
3. Ecology, Biodiversity & Habitat
4. Development

We note that the objection relates solely to the proposed change of use Class B (Agricultural) to use Class A & C which are required to facilitate the implementation of the proposed Caravan and Camping facility. There is no objection to the modest domestic extension proposed to the existing residential property.

1. Highways :

The proposal relies upon primary vehicular access via a newly incorporated gated access point from the property boundary directly onto the A52. This gated access is not an existing vehicular access point, having until recently existed as a single leaf field gate. Aside from the legality of forming a new, unlawful vehicular access which contravenes and compromises the existing bus stop there are no details provided within the application which support the safe incorporation of the required vision splays allowing access from, and egress onto the A52. The location of this proposed vehicular access does not allow for adequate provision of safe visibility for vehicles turning onto this busy “A” road. For this reason alone we deem the proposal not to be a viable proposition.

2. Amenity :

The hamlet of Swinscoe exists as a predominantly residential area, nestled within a rural setting which typifies the Staffordshire Moorlands. The proposed location of the Class A and C uses sit centrally within the hamlet to the north of Town End Lane which is the primary vehicular route serving the residential properties within Swinscoe. The proposal will have a direct negative impact upon the existing properties bounding Town end Lane and result in a loss of existing amenity. The neighbouring property (Barnfields) sits just 20 metres away from the proposed site, with two properties (Oakfields & Gilman House) sitting only 60 metres away from the proposed site.

The loss of amenity can be itemised as follows, all of which would be the direct result of having transient, temporary camping activities within the proposed location :

- A. Overlooking & Loss of privacy (Particularly for Barnfields which directly adjoins the location site via a shared boundary)
- B. Noise (No information has been provided with regards to acoustic attenuation or management)
- C. Light Pollution (Swinscoe has no street lights and as such a critical mass of tourists camping would result in light overspill)
- D. Particle Pollution (Camp sites typical rely upon outdoor cooking, Barbecues etc, all of which produce smoke)
- E. Loss of Agricultural Land (This is enjoyed both by existing residents and walkers who pass on the many footpaths locally)

3. Ecology, Biodiversity & Habitat :

Regardless of the lack of an Environmental Impact Assessment within the current submission, it must be noted that the area is well known for ground nesting birds (Lapwing & Curlew) which seasonally visit and whos habitat would be lost.

There has been no detail provided to show how the existing land would be drained, or indeed made suitable for the proposed use change. The existing geology is known to get heavily saturated seasonally making the passage of agricultural vehicles a challenge, never mind caravans or domestic vehicles.

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The implementation of both vehicular, and human occupation of the proposed site creates increased risk for the pollution of the local watercourses, predominantly impacting surface water drainage ditches. It must be noted that all of these surface water drainage ditches ultimately terminate at the base of Cuckoo Cliff, which is a designated Special Site of Scientific Interest, the proposal can be deemed a direct risk to the existing habitat present here.

4. Development :

We would view the current proposal as over development within a small rural hamlet which already has over provision for rural tourism demonstrated by the holiday chalets (Dog & Partridge Pub), large caravan and camp site (Common End), and small caravan and camp site (New House Farm). The addition of the current proposal could be deemed as over development of rural tourism.

Conclusion

Based on the items scheduled above, lack of both prior public consultation and minimal detail within the submitted documentation with regards to the detail of the proposals; we expect you as a competent Local Authority to refuse the application as submitted.