
From: planningcomments@staffs Moorlands.gov.uk
Sent: 08 July 2025 07:25
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: MARK & LYND A NAYLOR

From:

FLEECE HOUSE

SWINSCO E
ASHBOURNE
DERBYSHIRE
DE62BW

Phone:

Email:

Submission: Objection

Comments: Mr & Mrs Naylor.

Our letter to you is to object against the proposed caravan and camping site at the old Post office, Townend lane, Swinscoe.

Our reasons for our objection are as follows.

The safety of the highway.

It would be an increased hazard to the traffic travelling on the A52 as the entrance to the proposed site is directly next to a blind bend, also an active bus stop. Vehicles entering or exiting the site with caravans or motorhomes will possibly be crossing both lanes of the highway in either direction, larger vehicles will be slower to pull in and out and although the speed limit on the A52 is 40mph a proportion of the traffic is sometimes travelling at a higher speed than 40mph. This is dangerous to all the road users if there are larger vehicles turning on or off the road where visibility is not good.

The proposed site entrance is also directly on to an existing bus stop which is used by pedestrians, and of which would cause many safety issues if the bus stop were compromised. The proprietors have already installed a new set of double gates on to the property from the highway on said bus stop which we believe is in breach of the planning development rules as this was clearly a lawned area previously as shown in the design and access statement.

Our property is close to the site, off the A52 and we already endure vehicles turning into our driveway mistaking us for the Dog and Partridge pub, which is even further along the road, this already causes us quite a lot of disturbance and anxiety, as some drivers realise their mistake and either turn around on our driveway or reverse their vehicles

back on to the A52 causing oncoming traffic to brake sharply or even having to stop completely I some cases, it endangers other road users. This would definitely be increased by the camping site.

We have already been victim to two accidents outside our property in the last three years, and we feel at some point there will be a fatal accident at some point if there are more larger vehicles turning off or onto the road.

However, if signage will need to be used to advise site visitors of the location of site and entrance, this will impact on the visual rural setting of our village.

Our property will be most definitely affected by the noise and light pollution, as we are approximately 100m from the proposed site (one field away). This will also impact on the birds and wildlife that we have come to respect and enjoy over many years. As a small rural village, we currently have very little light or noise pollution but wildlife in an abundance. The proposed site would need adequate lighting to access to washroom facilities, pitches etc and would greatly impact on all the residents in the immediate area, and the noise levels would be increased vastly by the increase of persons on the site, this again impacts on the countryside and wildlife that we should be trying to preserve.

The planned site would have a vast negative impact on our small village with its change of use from agricultural use (class B) to caravan campsite (class A) and tent site (class c) usage.

The proprietors started to make changes to the property access and parking almost immediately after moving to the area in the summer 2024 which is quite a period of time before May 1st 2025 as stated on the application, this has changed the visual aspect of the property already and can be seen from the highway and neighbouring properties. The camping site will clearly be seen and heard by a number of the residents and will have an impact on their day to day lives.

We respectfully ask that this application is looked at further and the comments made are considered by the committee, for the safety of road users, visitors to a proposed site and for the residents of our village.

Yours truly.

Mark & Lynda Naylor.

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