

Blore with Swinscoe

Parish Meeting

c/o Underbank
Thornccliffe Lane
Thornccliffe
Leek
Staffs ST13 7LP

Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
ST13 6HQ

8th July 2025

Dear Mr

Planning Application SMD/2025/0267 The Old Post Office, Town End Lane, Swinscoe, Staffordshire, DE6 2HS.

The above application was discussed at a specially convened Parish Meeting. I can report that although there were no objections to the proposed alterations to the house there was unanimous opposition from a well-attended meeting to the proposed establishment of a caravan and tents campsite. The objections are detailed below.

Overdevelopment

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). Residents' rights should be protected to ensure a fair balance between such developments and existing properties. In an area of less than half a mile, the village already has potential accommodation for approximately 300 people to stay as visitors to the area. An additional 40-70 spaces will adversely affect the area, as detailed below. The proposed development will have a huge adverse impact on the visual aesthetics of this small village and its overall character.

Loss of amenity

The proposed site plan fails to show the proximity of existing properties, see picture A below which has been taken from the Environment Agency flood assessment appended to application. The existing properties will suffer an unacceptable impact in terms of privacy, outlook, noise, smells, and light pollution. The development would be highly visible and have implications for all residents of Town End Lane. The toilet block will be an unattractive temporary structure and further add to the detrimental impact on the character and appearance of the surrounding rural landscape.

Traffic and Highway Safety

The proposed entrance has been constructed from a field gate, see picture B below, crosses a bus stop and is next to a blind bend on the A52. This poses a significant risk to oncoming traffic and caravans or motorhomes attempting to enter or exit the site. We do not believe that the appropriate permissions have been sought or obtained for the entrance and associated hardstanding.

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Missing details

There is little or no information about the nature and placement of any signage associated with proposed development. The exit from Town End Lane onto the A52 already has restricted visibility not helped by positioning of existing road signs and there is a concern that additional signage could make this worse.

The proposed site is sloping and there is no information about the required earthworks and levelling that will be required to create flat and level pitches.

The applicant has stated they are intending to open the camping facility this summer (July/August) but it should be noted that this cannot include caravans unless planning permission has been obtained. We also question whether any activity should proceed without permission for access to the main road – which is problematic.

Summary

The relevant policies from the Staffordshire Moorlands Local Plan, E4 and DC1, emphasise that development shall be a) of an appropriate quantity, 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 b) protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution. This proposed development is clearly contrary to these policies and should therefore be refused.

Yours sincerely

Clerk to Blore with Swinscoe Parish Meeting

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Picture A showing properties near proposed development site

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Parish Meeting



Picture B Proposed entrance before development.