

Application No: SMD/2025/0267

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

Proposal: 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 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).

Relevant Policies

Staffordshire Moorlands Local Plan (adopted September 2020)

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.

DC1 states that all new development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should:

5. 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;

NPPF: Building a strong, competitive economy

Objection:

- The application form states that the applicant is intending to open the camping facility this summer (July/August) under Part 4, Class BC of the GPDO; however Class BC excludes caravans therefore the caravan element of the proposal is unlawful without the benefit of planning permission.
- The site is sloping, no information has been provided about required earthworks and levelling to create flat pitches – we are aware that some levelling works have already been undertaken without the benefit of planning permission.
- The toilet block is an unattractive temporary structure unsuitable for a permanent campsite. It is contrary to policy DC1 of the Local plan and will have a detrimental impact on the character and appearance of the surrounding rural landscape.
- The proposed site plan fails to show the proximity of Barnfields to the camp/caravan site. Due to the proximity of the camping fields to the dwellinghouse, this will result in unacceptable impact in terms of privacy, outlook, noise, disturbance, light pollution, which will impact on the residential amenity of Barnfields, contrary to policy C4 and DC1 of the Local Plan.
- Concerns are also raised about the impacts of noise, disturbance and light pollution on the residential amenity of residents of Town End Lane due to the proximity of the campsite to these properties (contrary to policies C4 and DC1 of the Local Plan).

- The application proposes a new access off Swinscoe Hill – this is not included in the application description and the council’s highways team don’t appear to have been consulted.
- Images of the garden/field opening from google streetview dated September 2023, clearly show this is not a formal access point, requires permission in its own right (and is noted to cross a bus layby):

