

From: Planning <Planning@sammonsltd.co.uk>

Sent: 12 August 2025 00:16

To: West 3 <West3@planninginspectorate.gov.uk>

Subject: RE: Planning Inspectorate APP/B3438/W/25/3367834: Land at Basford View ST13 7HJ

Good evening I refer to your email dated 30th July 2025 and attachments contained therein and would like to make the following comments:

It is important to note that outline planning permission for a detached dwelling on a site on Basford View was recently recommended for approval by Staffordshire Moorlands District Council Planning Committee on 17th July 2025. Considering that this site lies just a few metres away from the application site (as shown in the screenshot below, it is considered that this represents a significant and material consideration in the determination of this appeal. Whilst the formal decision notice is yet to be drafted (the conditions are currently being agreed between the council officers and the Chair of the Planning Committee) it is considered that the council's acceptance that the site comprised grey belt land is fundamental and sets a very clear legal precedent. A copy of the draft decision notice and approved minutes of the committee meeting are attached to this email. The committee minutes clearly show that the site in green below was considered to constitute grey belt land. It is therefore somewhat surprising that the application site is not despite the fact that it literally lies on the opposite side of Basford View.



The proposed conditions are noted and accepted by the appellant. However, it is not considered that a condition requiring removal of permitted development rights at this stage would be necessary or reasonable given that the size and scale of the proposal is yet to be determined.

In terms of the 3rd party representation Mr B Dawson the appellant wishes to make the following rebuttal:

- The state of the access road is a civil matter;
- The Highway Authority who are the experts in these matters have raised no technical objections to the proposal. The proposed dwelling would be served by adequate off road parking and manoeuvring facilities. There is therefore no reason at all why existing residents would be blocked in or be unable to manoeuvre.
- The proposed drawings show the removal of the frontage hedgerow boundary in part to facilitate the improved access arrangement. There would therefore be no visibility issues for cars or pedestrians.
- The area opposite the application site, which is used according to the third party commentator to park their cars and where visitors and workmen park is not lawfully permitted. This would indicate that there is an issue with the existing properties not having sufficient parking and turning facilities rather than the proposed dwelling exacerbating existing issues.
- As set out clearly in the supporting statement no encroachment would occur due to the proposed development which is contained within the confines of the existing plot and would clearly result in infill development.
- The land is clearly grey belt land within the green belt and would comply with the exception criteria for development.

Kind Regards

Teresa Critchlow BA(Hons), MPlan

For and behalf of



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From: west3@planninginspectorate.gov.uk <west3@planninginspectorate.gov.uk>

Sent: 30 July 2025 06:53

To: Planning <Planning@sammonsltd.co.uk>

Subject: Planning Inspectorate APP/B3438/W/25/3367834: Land at Basford View ST13 7HJ