
From: planningcomments@staffs Moorlands.gov.uk
Sent: 25 October 2025 07:56
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2024/0077 Site Address: Basford Hall Basford Green Road Cheddleton
Staffordshire ST13 7ER Leek Comments by: Janet Saddler

From:
Cannon Cottage
Basford Green
Basford Green
Leek

Phone:

Email:

Submission: Objection

Comments: I have lived peacefully in our family home in Basford Green for 54 years.

Over the last couple of years I have had to endure relentless disturbance from all the construction etc. that continues at Basford Hall.

First it was all the tree felling that turned out that they hadn't got permission for and were issued an order from the Forestry Commission.

Then it was the digging out of the track to Consall Hall that also turned out they had got permission for and were forced to fully reinstate, which they haven't.

This was followed by the renovation of Fred's old place that that is now known as Kestrel Cottage. Our understanding was that this was going to become a pair of semi-detached homes. Instead, it is a single property that is advertised as a luxury holiday let and part of the Tawny Hotel.

If we'd have known that it was going to become a luxury holiday let, we would have objected.

This was then followed by the conversion of the agricultural building that Mr Smith used to use to keep his sheep and cows. This was converted as the applicant had said that it wasn't needed.

It has become some sort of entertainment building and used by the holiday makers at Kestrel Cottage. It also has an outdoor heated plunge pool that must use so much energy and for which I don't know whether it even has permission.

What I do know is that I can no longer sit out in my garden on a summer evening or get to sleep most nights particularly at weekends when I need to get up early to go to play the organ at church, because of all the shouting, screaming and loud music coming from the holiday let and plunge pool.

That is not to mention that I don't need to put a light on in my kitchen to make a cup of tea as it is lit up from all the lights at Kestrel Cottage. My understanding was that they were only supposed to have low level lighting!

I have holiday makers letting their dogs run all around my house chasing my chickens and doing their dirt. I have even had to put a sign up recently asking them to keep their dogs on a lead. This is on top of them entering fields with livestock and letting their dogs run after sheep etc. and leaving gates open for the livestock to escape and having to be fetched back.

All of this for what, so that the applicant can charge and make obscene money from their holiday lets to the sufferance of our community. I didn't expect all this upset in my retirement. What benefit is all this development at Basford Hall to our community, when these wealthy holiday makers parachute in, cause so much disturbance and then go again. They spend their money within the Tawny complex to no benefit whatsoever to the wider community.

For the 'Proposed Agricultural Shed', like everything else at Basford Hall, it won't be an agricultural shed at all. It is blatantly obvious to all of us that it will become a woodchipping plant or something else, as they have said themselves that they don't need an agricultural building. So along with all the racket that we already have from Basford Hall, we are going to have the deafening noise from huge trees being felled and chipped right in the middle of our community! Not to mention the constant beeping that their digger gives off when it is moving woodchip around.

I absolutely object to this application for all the reasons in my previous objection and our joint community objections. As well as this, given all these recent events, we can't believe anything that the applicant says.

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