

From: [REDACTED]
To: [REDACTED]
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2025/0385

Site Address: Higherland Farm Caverswall Common Lane Caverswall Staffordshire ST11 9EU Stoke-On-Trent

Comments by: Lorenzo

From:

Tulsa Close
Eaton Park
Stoke On Trent

Phone:

Email: [REDACTED]

Submission: Support

Comments: I strongly support this application

This application seeks permission for the reuse of a barn, manege, and a small grass area of less than one acre for the purposes of a stone merchant's. While the site lies within the Green Belt, the proposal focuses on the reuse of existing structures and a minimal footprint to ensure limited impact on the surrounding area.

The creation of a new entrance is essential both for the proposed development and for the ongoing maintenance of the existing site. Currently, there is no direct access to the grass area or manege. The new entrance provides safe, direct, and controlled access from the country road, allowing for both the day-to-day upkeep of the site and the efficient operation of the proposed stone merchant's yard. It has been carefully designed to maximise visibility, allow safe vehicle manoeuvres, and minimise any impact on neighbours and road users. Without this entrance, neither the proposed development nor routine site maintenance could be carried out safely or effectively.

The development is small-scale, with minimal anticipated traffic. The site layout has been carefully designed to minimise impact on neighbouring properties, preserving privacy and avoiding noise disturbance.

A full ecology report has been submitted with this application, which identifies no environmental concerns. The proposal has been developed to respect local wildlife and natural habitats.

Reuse of existing structures: The barn and manege are existing, with the proposal emphasising reuse rather than new construction.

Minimal impact: The site is under one acre, with limited traffic and careful design to reduce neighbour impact.

Green Belt considerations: While the site is in the Green Belt, the proposal aligns with policies encouraging sensitive reuse of existing buildings for economic and operational purposes.

Sustainability and ecology: Full ecological assessment demonstrates no adverse environmental effects.

This proposal represents a small-scale, low-impact reuse of existing structures with carefully considered access and operational arrangements. It is designed to support a local business while protecting the character of the Green Belt and the amenity of neighbouring properties.

I fully support this application

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