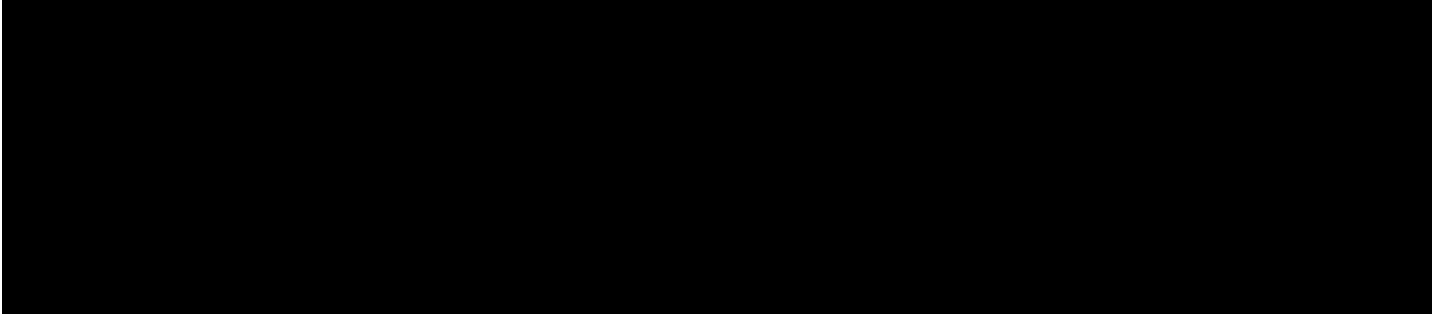




Application Reference No. : SMD/2025/0145 Site Address: LAND ADJACENT TO COPPICE BARN Hollow Lane
Cheddleton Staffordshire Comments by: Chris Jones

From:

Coppice Barn 9a
Hollow Lane
Cheddleton
Leek
Staffordshire
ST13 7HP

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments: We would like to formally object to the revised plans for this development. Reasons are provided below:

In April 2025, we submitted an objection to the proposed development on this site. I note that there has been subsequent comments from various experts.

The SMDC Arboricultural Officer formally objects. Thereby providing an official position to the objections we and other residents made regarding the trees and ecology of the site.

The SMDC Conservation Officer raises several concerns and references their original comment that the original plans would result in a degree of "heritage harm" and impact on the "rural character of the conservation area". These concerns cannot have been addressed nor the impact diminished by the updated plans - which focus on a different orientation of the building in the plot.

In our original objection, I quoted the statutory duty that SMDC have to project and enhance the appearance of its conservation areas (Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The updated plans do not address nor mitigate that impact.

The harm would still exist, and in accordance with policy, even minor harm MUST be justified with strong public benefit. Section 72 of the National Planning Policy Framework (NPPF) states that "with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"

NPPF states that "Even minor harm to the character of a conservation area must be justified with strong public benefits". In addition, the SMDC local plan (policies SS9 and DC2) aim to ensure that new developments protect and enhance heritage assets (including conservation areas).

The size, style and appearance of the proposed building remain the same, therefore the same objections remain. Again, the National and local planning policies state that the design and nature of new dwellings in conservation areas should preserve or enhance the area. This cannot be the case with a 2-storey building set against the original single storey barn (Coppice Barn).

The main change of the revised plans is a different orientation of the proposed building. This move brings the building even closer to the boundary of Coppice Barn, which given the elevated position of the proposed building in relation to Coppice Barn, would further increase dominance of the new building towards Coppice Barn.

In summary, we appeal for the Planning committee to refuse this application.

Thank you for considering our objections to planning application SMD/2025/0145.

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