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Planning Inspectorate

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Appeal 6001970

Interested party comments

Appeal type	Planning
Appeal procedure	Written
Appeal site	Little Gorsty Hill Farm, Gorsty Hill Road, Tean, ST10 4EL
Appellant contact details	Stephen Lowndes [REDACTED]
Local planning authority	Staffordshire Moorlands
Application number	SMD/2024/0563

Interested party 1

Comments	Dear Sir/Madam, I am writing to express my strong support for the proposed development at Little Gorsty Hill Farm. The design of this development has been carefully considered to respect and enhance the rural character of the area. The proposed farmhouse and barn conversion adopt a style that is consistent with the successful Croft Gardens development located only a few hundred yards away. This approach ensures architectural harmony and preserves the visual integrity of the local landscape. Furthermore, the plans will replace unattractive and outdated commercial buildings with three high-quality new-build properties alongside the renovation of the existing farmhouse. This transformation will significantly improve the appearance of the site and create a development that is far more in keeping with the rural setting. It is also important to note that leaving the site partially completed poses risks, including attracting vandalism and theft. Completing and occupying the site promptly will mitigate these concerns, improve security, and contribute positively to the local community.
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In summary, this development represents a well-designed, sympathetic improvement to the area, replacing unsightly structures with homes that complement the rural environment. I therefore urge the planning committee to approve this application without delay.

Thank you for considering our views.

Mark & Jessica Lister

[Read more](#)

Supporting documents

No documents

Interested party 2

Comments

We write as the owners of Rose Cottage, Gorsty Hill, Tean, which directly adjoins the southern boundary of the appeal site.

We wish to confirm that we support the principle of the redevelopment of Little Gorsty Hill Farm for residential use. The proposal would replace former commercial buildings that have been redundant for a considerable period and would bring the site back into beneficial use in a form that is more appropriate to its rural setting. In principle, we consider the proposal to accord with the objectives of Local Plan policies SS10 and DC1, subject to appropriate detailing.

Employment Land

We understand that loss of employment land formed part of the Council's decision. From our direct experience as immediate neighbours, the site has not operated as viable employment land for many years. The former buildings had deteriorated significantly, and the access arrangements and proximity to residential properties make the site unsuitable for modern employment use. In our view, residential redevelopment represents a more appropriate and sustainable long-term use of the land and is consistent with the intent of Policy E3, which seeks to retain employment land only where it remains viable and suitable.

Accuracy of Plans

We would welcome confirmation that the submitted plans accurately reflect the current land ownership and site boundaries. Since the original submission, ownership of parts of the adjoining land has changed, and as a result some boundary lines shown on the plans, including the southern boundary and access alignment, no longer fully reflect the position on the ground or the respective landholdings of the applicant and adjoining owners.

We raise this point purely to ensure that any decision is made on the basis of up-to-date and accurate plans, and that the scope of land under the applicant's control is clearly defined, which we understand to be an important procedural requirement in planning decisions

Drainage (SuDS)

We note that the SuDS infiltration basin currently being formed on site appears to be located further south than the position shown on the approved drainage drawing. Given the importance of drainage

design and compliance with approved strategies, we would welcome confirmation that the final SuDS arrangement accords with the approved drainage details and does not increase risk to adjoining land.

Amenity and Screening

From our property, there has been an increase in visibility toward the site following recent vegetation changes. We would welcome appropriate boundary planting or screening as part of the landscaping proposals to safeguard residential amenity and mitigate overlooking, in line with the objectives of Policy DC1.

Conclusion

To reiterate, we support the redevelopment in principle and raise the above points solely as matters of clarification to ensure the proposal complies fully with policy and protects neighbouring amenity. We hope these comments are helpful in the consideration of the appeal.

[Read more](#)

Supporting documents	No documents
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Interested party 3

Comments	Added as a document
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Supporting documents	LGH Committee Report TS.pdf (/published-document/331a177a-ec76-4c94-8a9a-53bf51008f79) LGH Marketing.pdf (/published-document/7aab174b-f438-4cbc-b96c-c41d54daef0a) Anonymous.pdf (/published-document/f9774fbe-cdc2-4c8a-9ab0-df2c31b78999)
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