

[REDACTED]

Sent: 19 February 2026 21:16
[REDACTED]
Subject: Comment Received from Public Access
[REDACTED]

Application Reference No. : SMD/2025/0517 Site Address: Land off Alwoodley Edge Lane Endon Staffordshire ST9 9DG Stoke On Trent Comments by: Dr M J Majekodunmi
From:

Stoney Lane
Endon
Endon

[REDACTED]

Submission: Objection

Comments: This application, which is significantly retrospective in nature, is intimately connected with two prior applications (Riding Arena Application SMD/2025/0297, planning refused 18 August 2025 and Riding Arena Application SMD/2025/0482, planning refused 5 February 2026) as forming a single equestrian project on this parcel of land. The relevant land is designated and protected by way of having green belt status. As a result, only sustainable development within the criteria for development can be approved. The contents of this application do not meet the relevant criteria (just as the previous applications also failed to come within the stated criteria for approval).

The stable which has been erected without planning approval has had a negative impact on the landscape and open appearance of the green belt as well as the character and appearance of the area. For the sake of consistency, this application should be refused for the same valid reasons.

The retrospective planning application for the stable and request to extend the stable further to include a feed and tack room on this parcel of land fails to meet the tests for permitted development:

- 1) It is an inappropriate development by virtue of its impact on the landscape, openness of the green belt land and its impact upon the character and appearance of the area.
- 2) It is an unsustainable development.
- 3) There are no very special circumstances for development of a stable, or for a change of use to this parcel of land.

A private riding arena and associated stabling is not sustainable development within the definition of such for potential development in the green belt.

I have resided at my current address since July 1996 and can say that over that period the land has been predominately grazed by sheep, occasionally cattle and the land had been cropped for hay once per year. The stabling of a horse has been a relatively recent use and only been undertaken without planning permission. It seems inappropriate to assert that such use can justify the belated application for planning permission.

I am concerned to see that a riding arena enclosure in the location specified in Riding Arena Application SMD/2025/0297, has been erected notwithstanding the refusal of the planning application.

Specific Comments:

1. There is a building regulation/ environmental issue with the location of the stable being next to a water course and with the stabling of a horse/s on this land, as detailed in the Environmental Health Document: Consultation Response SMDC Environmental Health, uploaded against the riding arena application SMD/2025/482. .

2. The Applicant has answered "NO" to the Question as whether the work, or change of use has already started? This is not correct as a change of use has already occurred and the stable erected.

3. As referred to above, the stable is and proposed works are within 20 metres of a watercourse (e.g. river, stream or beck) although the applicant has answered "NO" in relation to the relevant question.

4. In response to the question on how will surface water be disposed of, the applicant has replied by way of a soakaway. However, no soakaway has been installed in the relevant parcel of land and the proposed scope of additional works does not provide for such to be created.

5. Application Form Questions on management and disposal of foul and sewage, have been answered as UNKNOWN. Cumulative liquids run off will have negative impact on my property which is below this site. My rear garden is the bottom section of the same field. Liquid run off from this land runs through my rear garden and will eventually discharge into the two brooks running downhill through the land at Stoney Fields, which surface through gardens on Stoney Lane, then go underground at Brookfield Avenue, draining into the Cauldon Canal.

6. Lighting: Again, the Site Plan does not include the intended lighting plan. This has been a feature of all three recent applications by the applicant. The associated riding arena application SMD/2025/482 details the intention for lighting. Introduction of lighting onto this green belt land within the stable and for security lighting is completely

contrary to the current landscape and openness of the green belt land and its impact upon the character and appearance of the area.

I am of the view that the reasons for the refusal of applications SMD/2025/0297 and SMD/2025/0482 apply equally strongly (if not more so) as grounds to refuse planning consent in respect of this application.

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