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From: planningcomments@staffs Moorlands.gov.uk
Sent: 01 May 2026 15:56
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2025/0424 Site Address: Whiston Hall Golf Club Black Lane Whiston Staffordshire
ST10 2HZ Stoke-On-Trent Comments by: John SteeleChurnet Valley Conservation Society

From:

The Hazles
Hollins Lane
Kingsley
Stoke on Trent
Staffordshire
ST102EP

Phone: [REDACTED]

Email: [REDACTED]

Submission: Objection

Comments:

CVCS Objection to SMD/2025/0424 New building for the storage of vehicles and equipment associated with the management and maintenance of Whiston Golf Course.

This appears to be very much the same building as that proposed by SMD/2021/1653 entitled 'Proposed new agricultural storage shed' which was comprehensively refused by the Planning Officer.

The Applicant's Planning, Design and Access statement attempts to indicate how the reasons for refusal have been overcome.

Our opinion is that in main part this has not been achieved:

1 Although now retitled the storage shed is massive, particularly in height, in relation to the golf course maintenance equipment as listed and shown in the photos. It has an unacceptable impact on its general surroundings and is not acceptable according to Policies SS1, SS10, DC1, DC3 of the adopted Staffordshire Moorlands Local Plan and the NPPF.

2 The structure is too close to the, as yet undesignated, historic tramway, it is therefore in contravention of the planning policies SS1, SS10, DC2 of the adopted Staffordshire Moorlands Local Plan and the NPPF.

3 We can see no evidence of a construction, site management and access plan which would be essential if permission were granted to avoid damage to the heritage asset and more general ecological damage.

Overall our opinion is that this new application has been cosmetically modified in an attempt to overcome the previous reasons for refusal. The reasons for a building of this size and impact are no more evident than for the original.

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