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Sent: Thursday, August 6, 2026 6:08 pm

Subject: Application number: SMD/2026/0336

URL to application details:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=183775>

Application number: SMD/2026/0336

Application type: Full - MINOR

Site address: Woodlands, Quarry Bank, Hollington, Staffordshire, ST10 4HQ

Proposal: Shepherd's Hut for use as a holiday let

Applicant: Mrs Skvarekova (Casa Eleven Ltd)

Case officer: Lisa Jackson

Received / valid: 13/07/2026 / 24/07/2026

Consultation ends: 19/08/2026

Determination required: 18/09/2026

Recommendation: Object (insufficient information)

Comments

Checkley Parish Council has reviewed the submitted documents for this application for a shepherd's hut for use as a holiday let at Woodlands, Quarry Bank, Hollington (location plan, existing site plans, proposed plans and elevations, and application form).

The Council objects at this stage because the application does not show how the unit would be served for foul drainage, and does not include an internal layout from which that need can be assessed.

1. No internal layout

The proposed drawings do not include an internal layout. There is no plan of rooms, fittings or services inside the hut. It is therefore not possible to establish whether the unit includes a bathroom, shower, WC, kitchen or other water-using facilities.

A holiday let with bathroom or kitchen facilities generates foul sewage. Without an internal layout, the Parish Council cannot assess that basic point. An internal layout should be provided before the application is determined.

2. Foul sewage not properly specified

On the application form, foul sewage is not set out clearly. Disposal is not identified as a defined scheme (for example mains sewer, septic tank or package treatment plant), and answers relating to connection to an existing drainage system are incomplete or recorded as unknown.

The application therefore does not show:

- what water-using facilities are proposed inside the hut; or
- where foul effluent would go if such facilities are provided.

Quarry Bank has no public drainage along the roadside to fall back on. A clear foul and surface water arrangement is required.

3. If bathroom or similar facilities are proposed, where does sewage go?

If the hut includes bathroom or other water-using facilities, the Council asks SMDC to require, on plan and in writing:

- where foul effluent would discharge;
- whether that relies on the existing dwelling's system, a septic tank, a package plant, or another arrangement;
- whether any tank, pipes, soakaway or maintenance access sit on land outside the red line; and
- if third-party land is involved, that this is shown on the plans, included in the red line where required, supported by the correct ownership certificate, and backed by evidence of legal rights to use and maintain that arrangement (for example a deed of easement). Planning permission does not create private rights over third-party land.

Local information indicates that foul drainage in this locality may rely on a septic tank on adjacent land outside the application site. If that is the case, it is not demonstrated on the submitted plans.

4. Red line

The submitted red line is drawn around the Woodlands curtilage only. If foul drainage, tank, pipes or maintenance access depend on adjacent third-party land, that land is not currently within the red line. Either all land required for drainage should be included in the red line and correctly certified, or a self-contained foul drainage solution should be shown wholly within the red line on land controlled by the applicant.

5. Other matters

Once layout and drainage are properly set out, the Council would expect SMDC to consider holiday-let-only occupancy (not permanent residential use), landscape and materials appropriate to Hollington, limited external lighting, parking and highway safety, waste storage, and neighbouring amenity.

Recommendation

Checkley Parish Council objects to application SMD/2026/0336 on the grounds of insufficient information, namely:

- no internal layout, so it is unclear whether bathroom or other water-using facilities are proposed;
- foul sewage / effluent not properly specified on the form (including unknown or incomplete answers); and
- uncertainty as to where foul sewage would go if such facilities exist, including whether that would rely on drainage or a septic tank on adjacent land outside the current red line, without that land or legal rights being shown.

The Council invites submission of an internal layout, a clear foul and surface water drainage scheme, and any revised red line and ownership information required. It will comment further if and when that information is provided.

Consultation ends 19/08/2026. The Council asks that these comments are given due weight.