



6 Stafford Place SHIFNAL Shropshire TF11 9BH

Tel: 07976 080813

Email: andy@advance-planning.co.uk

1 February 2013

Dear Local Resident,

Proposed Residential Redevelopment of Moss Feeds Home Farm High Street Dilhorne

Introduction

This letter and associated Questionnaire represents a community consultation on behalf of Moss Feeds Limited, which is considering the possibility of submitting a planning application in the near future to redevelop its existing premises for a small scale housing scheme.

The Site and its Existing Use.

The existing use comprises a factory for the importation, storage, processing (refinement/grinding and grading), packaging and distribution of agricultural feed stuffs. The use dates back to a permission granted in 1975 and it is unrestricted in terms of hours of operation, which can be 24 hours at various times throughout the year. The use currently employs no more than 3 people on the site, including the owner. It is worth noting the old permission allows for alternative forms of general industrial (Class B2) and storage and distribution (Class B8) activities.

The site is not attractive in appearance, but instead comprises a large scale industrial/storage buildings clad in corrugated steel sheeting and a couple of silo structures all situated on the highest part of the premises, with the remainder used for the open storage of abandoned vehicles, redundant and broken/discarded machinery and rubble associated with the business.

The owner, Mr Moss, is now well into his 70's and understandably is seeking to retire and he has three potential options:

- 1) sell the business;
- 2) sell the site for another Industrial (Class B2) or Storage and Distribution (Class B8) use; or
- 3) redevelop the site as a small scale housing scheme.

The first two options are likely to give rise to different operating regimes and as a local person with a long-standing relationship with this area, the owner, Mr Moss does not wish to upset neighbouring residents and hopes that there will be support for the concept of extinguishing the existing commercial use and redeveloping the site for housing.

The Proposal

It is proposed to demolish all existing buildings and structures and to clear the site of all open storage and rubbish and to construct a new vehicular access slightly to the south of the existing one, in order to serve a modest development of up to 10 dwellings; comprising a healthy mix of terraced cottages; a pair of semi-detached houses; a few detached houses; and also a bungalow; all with adequate parking and/or garaging.

The existing conifer screen at the back of the site could be retained, although it is suggested that it might best be replaced (at least in part) with more appropriate planting of native species that could also be extended to enclose and landscape the northern part of the site?

The proposals indicate an attractive, loose-knit arrangement of dwellings that would create a low density development, appropriate to the local vernacular. Attractive street scenes would be provided along High Street and within the development itself.

Conclusions

The existing use is clearly Class B2 and the terms of the planning permission could give rise to it becoming a bad-neighbour operation, particularly if the business or the site were to be sold to another commercial operator with no close links to, or regard for the local community.

An opportunity now exists to extinguish this non-conforming use and to improve the visual appearance of the site which currently detracts from the character and appearance of the village and the surrounding landscape.

There is potential to deliver a small scale development, comprising a healthy mix of dwellings in an attractive loose-knit pattern that will be in-keeping with the character and appearance of the village.

We consider that the time is now right for this scheme to come forward, thus avoiding the need to allocate another greenfield site in the village as part of the Local Plan review.

If and when a planning application is submitted, Staffordshire Moorlands District Council will no doubt consult the Parish Council and also those local residents who are most affected by any new proposals and at this time there will be an opportunity for you to submit formal representations to the Local Planning Authority.

In the meantime, we would welcome your responses to this pre-application community consultation and more specifically, the questionnaire overleaf, by **Friday 15th February 2013**

Yours faithfully,

Andy Williams

A J Williams DipTP; MRTPI
Director

PLANNING STATEMENT APPENDIX A



A1



Street Scene A-A



Street Scene B-B

Street Scenes

High Street, Dilhorne

[illegible]

Scale Chords:

The diagram shows two horizontal scale bars. The top bar is for a 1:100 ratio, with markings at 0, 1m, 2m, 3m, 4m, 5m, 6m, and 7m. The bottom bar is for a 1:500 ratio, with markings at 0, 100m, 200m, 300m, 400m, 500m, 600m, and 700m.

Revisions:

Client: **Moss Feeds**

Project: High Street,

Title: **Street Scenes A-A**

Date: 30/01/2013 Scale: 1:200 @ A1
Drawn by: CS Checked by: -

Job No.	Drwg No.	Rev.
A514	19	-



89

The Shrubby, 28 Erdington Road,
Birmingham B15 2AA, 0121 353 1111

0122 744900 0122 744901
enquiries@sofficearruino.co.uk

PLANNING STATEMENT APPENDIX A

RESIDENTIAL REDEVELOPMENT OF MOSS FEEDS SITE, HIGH STREET, DILHORNE.

QUESTIONNAIRE

1. If there is to be some additional housing in Dilhorne, do you support the use of previously developed (brownfield) land in preference to greenfield land?

Yes/No* (*delete as appropriate)

Other comments on this issue (if any)

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.....
.....

2. Do you support the principle of ending a potentially bad-neighbour industrial use and removing its unsightly buildings and open storage?

Yes/No* (*delete as appropriate)

Other comments on this issue (if any)

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.....
.....

3. If the Moss Feeds site were to be redeveloped, would you prefer to see a mix of dwellings types and sizes as currently suggested?

Yes/No* (*delete as appropriate)

Other comments on this issue (if any)

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.....
.....

4. Do you consider the proposed layout appropriate and broadly acceptable?

Yes/No*(*delete as appropriate)

Other comments on this issue (if any)

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.....
.....

5. Do you wish to offer any other comments on the proposal at this stage?
(continue overleaf if necessary)

.....
.....
.....

Please return the questionnaire by Friday 15th February 2013 either
1) the post box at Moss Feeds Limited; or

PLANNING STATEMENT APPENDIX A

2) by post to Advance Land & Planning at the address on the attached letter; or

3) by email to andy@advance-planning.co.uk

Distribution

The Occupier,
The Old Post Office Cottage,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
Rock House,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
13, White Lodge,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
Chatfield House,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
Ingleside Bottom Flat,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
The Post Office Cott,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
Grant Lea,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
Leigh Cottage,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
Briardale,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
14, Holly Bush House,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
Rose Cottage,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
Lynden,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
Oakleigh House,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
Well Stones,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

PLANNING STATEMENT APPENDIX A

The Occupier,
Green Acres,
High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
White Lodge,
13, High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
Holly Bush House,
14, High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
Edale, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
9, High Street,
Dilhorne,
Stoke-on-trent,
ST10 2PE

The Occupier,
The Hollow,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Whympney Lodge,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Honey Pot Cottage,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Beech Cottage,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Bank House,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Holmlea,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Rose & Crown House,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Red House,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Woodgarth,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

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The Occupier,
School House,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Foxfield Manor,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Ash Cottage,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Mill Birch,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Rose And Crown,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
101, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Orchard House,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
11, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Willan Rose,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
12, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Bonnie Cottage,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
13, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Whympenny Farm,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
14, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

PLANNING STATEMENT APPENDIX A

The Occupier,
Touchwood,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
2, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Rose & Crown Cottage, 1,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Rose & Crown Cottages, 3,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
10, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
31, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
32, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
98, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
4, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
99, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
5, Godley Lane,
Dilhorne,
Stoke-on-trent,
Staffordshire,
ST10 2PF

The Occupier,
Homeland Farm,
Sarver Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PD

The Occupier,
6, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
The Bye Ways,
Sarver Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PD

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The Occupier,
7, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
Day House Farm,
Sarver Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PD

The Occupier,
8, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
The Cottage,
Sarver Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PD

The Occupier,
9, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
1, Sarver Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PD

The Occupier,
97, Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
2, Sarver Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PD

The Occupier,
3, Sarver Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PD

Challinor Developments Limited,
Challinors House,
Godley Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PF

The Occupier,
4, Sarver Lane,
Dilhorne,
Stoke-on-trent,
ST10 2PD

PLANNING STATEMENT APPENDIX A

Dilhorne Parish Council

1228

Clerk to the Council - Lynn Cantlay
The Gables
504 Weston Road
Stoke-on-Trent
Staffordshire, ST3 6QD
Telephone: 07811 879627
E-mail: clerk@dilhorne.staffsc.gov.uk

MINUTES OF MEETING HELD ON TUESDAY 19th FEBRUARY 2013 AT DILHORNE RECREATION CENTRE, DILHORNE

Present: Cllrs Horvath, Nightingale, Bateman and Camall
D. Cllr Roberts

Apologies: Cllrs Wright, Bowyer

Members of the Public: Trevor and Mavis Brassington, Basil Brassington

Subject	Description	Action
PUBLIC QUESTIONS (Max 15 mins length)	Potholes – Trevor Brassington asked about situation re potholes C Cllr Day advised SCC trying to "catch up" with this problem but ones being filled are coming back again many need patching SCC have now started sealing edges around patches to help prevent these breaking up again. New potholes appear as soon as it snows and salt used erodes tarmac. Will be struggling to catch up but may take problem on board and do later in year. Potholes are categorise 1 - 4 if Cat 1 they are done in matter of hrs if Cat 4 least priority therefore may not get done.. Grids/gullies – Godley Lane (by school) needs clearing.	
MINUTES	It was resolved that the minutes of the previous Meeting were to be signed as a true and correct record.	
DECLARATION OF INTEREST	D. Cllr Roberts re planning issues	
REPORTS	C. Councillor – Highways have spent £1.5m in his Division (Werrington, Caverswall, Forsbrook, Dilhorne areas) and gave breakdown of where spent. D. Councillor – Croft and Summerhill enforcement matter in progress. Recreation Centre – nothing to report. Clerk to contact Rec Centre re obtaining extra set of keys. If charge is incurred this was approved by Council. Parish Assembly – Next meeting 7 th March 2013 – CW will try to attend. June meeting will be a special one on planning issues – any questions needed by 6 th May.	
PLANNING MATTERS	MOSS FEEDS – Members of the Public were given permission to take part in this discussion. Mavis & Trevor Brassington stated more houses good for school but what guarantee would there be that children would go to school. Cllrs Camall and Nightingale advised that at moment 10 out of 20 kids from village are at the school also the new nursery will hopefully help with building up numbers. C. Cllr Day stated important that we support school only 2 years ago it was under threat. Very important to promote school and keep numbers up. Cllr Camall - currently site is "blot on the landscape" and could have same size replacement buildings if remained brown field not restriction of what may go there. Cllr Bateman personally thought it would be good thing for village but parking issues are a consideration. Clerk advised Council about phone call from Andy Williams Moss's consultant and he had told her they had received responses to their questionnaire with nearly all in favour of a small property development. Applications: None received Decisions: none Appeals: none Enforcement: see D Cllr report	

Signed(Chair of Meeting)

Date 19th March 2013