

Planning Application 25/00646/OUT

Address: The Old Wood Betley Hall Gardens Betley Crewe Staffordshire CW3 9BB

Proposal: Development of one serviced plot for self-build and custom housebuilding (all matters reserved except access).

Comments submitted under the provisions of the Standing Orders on 11th October 2025

The Parish Council objects to this application for the following reasons:-

- (i) This is an outline planning application for a development which is not only in the **Green Belt**, but also in the **Conservation Area** and outside the village envelope. The development represents inappropriate development in the Green Belt and is harmful to the interests of that Green Belt, reduces its openness and is contrary to the purposes of including land within the Green Belt. The applicant has failed to demonstrate that the very special circumstances exist which clearly outweigh this harm therefore, for these reasons, the Parish Council objects to the proposal.
- (ii) Even though the application states a single dwelling, the "illustrations" demonstrate a very large single building and when asked the question on the application form the answer to the number of bedrooms is "unknown". Again, this makes it impossible to form a view, other than to object to what is proposed.
- (iii) The applicants claim that the land designation is grey belt, and not green belt, however this is considered by Parish Council to be incorrect. The land in question is in the conservation area and is a site for ecology, biodiversity and habitat for vertebrates and invertebrates. The applicant has cited that the land does not give any advantage to the environment, and this may now be true to an extent as the site has been cleared for this development and all the undergrowth and ecology removed - all that remains are the larger trees. By clearing the vegetation, the existing habitats have been reduced already. The removal of habitat however, does not justify the granting of planning permission and, in any event, in a conservation area, detailed plans are required in respect of any development, and the current lack of detailed information to support the application, is an important factor which should be addressed.
- (iv) Bowhill Lane is a narrow single track byway (adjacent to the primary school) used by agricultural vehicles, pedestrians, equestrians and children. Any increase in traffic to the new dwelling, which could easily be 4 cars based on the indication of size, would be of concern as Church Lane is already congested, particularly at school times.
- (v) The plans are very vague and suggest that there will be a secondary access through the garage area at the bottom of East Lawns - this may not be correct but again detail is lacking and should be provided.

In summary, there is no evidence that this development would be appropriate in the green belt and there are no special reasons to justify such a development. Without detailed plans it is not possible to determine whether the development would be suitable in the conservation area. Therefore, the Parish Council strongly objects to this development.