Burnett, James

From: Planning (SMDC)
Subject: FW: Application DET/2016/0060 - Little Blythe Farm

From: lynn cantlay [mailto:lynncantlay@hotmail.com]
Sent: 16 November 2016 12:54
To: Howard, Lisa
Subject: Application DET/2016/0060 - Little Blythe Farm

Caverswall Parish Council

Clerk to the Council – Lynn Cantlay, The Gables, 504 Weston Road, Stoke-on-Trent, Staffordshire,
Tel: 07955 240891 Email: clerk@caverswall.staffslc.gov.uk
Website: www.caverswall.org.uk/parish-council

Lisa Howards
Planning Officer

Dear Lisa

This application was discussed by the Parish Councillors at our m]recent meeting and they wish to OBJECT to this application on the following grounds.

1. There is no amenity space on the plans for either proposed dwelling.

2. It is encroachment into Green Belt.

3. The design of the properties is not in-keeping with the surrounding properties/area.

4. Access/egress from the properties would be onto the existing busy A520 close to the junction of Roughcote Lane and therefore we consider it to be a Highways issue.

5. The plans show 2 access ways – one onto A520 as mentioned above the other is onto Roughcote Lane. Looking at your interactive map aerial view no such access way is shown. We are aware that the landowner created a "track" from the property with a new gateway onto Roughcote Lane but are not aware of any Planning Application for this and nothing is showing on your Planning portal for a new access therefore we would ask that this is looked into to ensure that the appropriate permission was granted, should this not be the case then we expect you to take this into account when making your decision.

6. This storage building lies within the curtilage of the main Farm House and also of a building dwelling which was permitted under application SMD/2015/0485 which had a following Condition attached :-

   "The outbuilding that is the subject of this permission shall only be used for purposes that are ancillary, or incidental, to the residential use of the principal dwelling house known as Little Blythe Farm. For the avoidance of doubt, it shall not be used as a separate unit of accommodation to the principal dwelling on the site, and nor shall it be severed in ownership or in any other way from the principal dwelling.

Reason:- To preclude the establishment of separate or independent uses that may be either unsustainable in this location or conflict with development plan policies and national Government guidance for the protection of the countryside and the Green Belt."

We therefore request that if this new application is granted approval then this Condition must also be attached to these 2 proposed dwellings.

We trust that you will take our comments into consideration when making your decision. Please contact us should you need to discuss this further.

Yours sincerely,

Lynn Cantlay

Lynn Cantlay
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