15th March 2017
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jane.curley@staffsmoorlands.gov.uk

Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Colin Mattin
Cresswell Ford Farm
Dilhorne Lane
Dilhorne
ST102PH

Dear Sir/Madam,

RE: Planning application SMD/2017/0105, Alterations and improvements to existing agricultural access and track to serve the site and an approved residential conversion.

We object to this application for the following reasons:

1. This is not alterations and improvements to existing agricultural access and track, this is a new access and track for which there is no prior planning consent.
    a. The issue of this track's existence was a subject of council involvement at the time the applicants removed the hedge and created it. As confirmed in parish councils email to DET/2015/0002 listed as "Parish further comments", a copy of which is attached.
2. Application errors.
    a. Site address is not correct, SF482069, to which this application refers is listed with Land registry as LAND ON THE SOUTH-EAST SIDE OF CRESSWELL FORD FARM. SF531288 is listed as CRESSWELL FORD FARM this is a separate property not owned by applicants and not part of this application.
    b. Consultations, owner/occupier is equally in error, Owner's address is CRESSFORD FARM.
    c. Section 7 of the application form answers YES to Have arrangements been made for the separate storage and collection of recyclable waste? And references DET/2016/0024. DET/2016/0024 did not contain any reference to this new access and could not allow for arrangement for collection of recyclable waste?
    d. Section 12 of the application form answers NO to being within 20m of water course, the area shown on the plan is within 5m of a watercourse feeding into the forsbrook.
    e. Section 16 of the application form answers NO to Does the proposal involve the need to dispose of trade effluents or waste? As the Applicants agent has already stated in the planning statement of DET/2016/0024 that SF482069 (of which this application is a part of) was annexed into Cressford farm and its agricultural business. This is primarily waste management/disposal and operates from the 'site' referred to in section 3, therefore there will be a need to dispose of trade waste via this new access onto the highway.
    f. Section 16 of the application form answers NO to Is the proposal for a waste management development? As with item e. above the site forms part of the applicants waste business and therefore must contain an element of waste management development.

3. Safety
    a. Permitting an access point from the highway at this location is unsafe, the distance from the access to the point of visibility on the highway to the west is significantly less than the government defined minimum stopping distance for the highway speed limit.
    b. An additional access for this site is unnecessary, there are already two access routes available to the applicants from the highway to this site, shown green and orange on the attached copy of the submitted location plan.
4. Ecology
    a. The "Preliminary Ecological Appraisal" submitted is of no relevance, that survey did not include the area of land, near to the ponds, that form this application. As a minimum a revised ecological appraisal of the area near to the ponds and surrounding ecosystem contained within this application should be considered.
5. Design and access statement.
    a. Section 4 – Background. This states "due to the ownership issues it is not possible for these works to the access to be carried out. " We are the owners and the applicants have been invited to discuss the planning conditions relating to the building development and the conditions of their easement, they have to date declined to partake in any discussions.
    b. Section 4 – Background also states the new access has had little use, it should have had no use! According to DET/2015/0002 "Parish further comments" the applicants were specifically advised by councilor Day to remove the drive and replace the hedge at a site meeting when they opened up this unauthorised access.
    c. It should be noted the applicants already have an alternative access owned by them a further 80m (estimated) east along the road, shown orange on the attached copy of the submitted location plan, which brings them into the rear of the site with far better visibility of the highway at it's entrance and less impact on public view. This would not require permission for a new access at the site and avoid the access being in close proximity to the ecological areas of the ponds.
    d. Section 5.15 Impact on highway safety. Attempts to Reiterate this is an existing access, whilst the applicants have created a driveway, removed the hedge, erected a gate and used it as site access, This has been done in direct contravention of planning regulations. This application should be for a new access NOT alterations to an existing one.
    e. Section 6.1 Conclusion. We wholeheartedly agree with Paragraph 187 of the NPPF with respect to looking for solutions, and offer 2 solutions that have no adverse impact on the area, environment or ecology, enter into discussions regarding changes to the existing access with us or use the other already existing access into the rear of the site.

Yours faithfully

Colin Mattin

Abberley, Zoe

From: lynn cantlay [lynncantlay@hotmail.com]
Sent: 27 February 2015 15:01
To: Planning (SMDC)
Subject: DET/2015/0002 Cresswell Ford Farm Dilhorne Lane Caverswall

Dear Sirs

Further to our email of 19th February 2015 in which we stated that we had no objections to this application further information has come to light re the access on to the highway.

We received a phone call from County Councillor Day about this application and his concerns re the access on to the Highway. These concerns are now shared by Dilhorne Parish Council.

A few years ago the land owners Mr & Mrs Wagstaff took out a some hedging on the road side put in hard core track and standing area and erected a gate further along the road towards the level crossing. This was brought to C Cllr Day's attention and we understand that a site visit took place, where amongst others C Cllr Day and Mrs Wagstaff attended, the outcome being that Mr & Mrs Wagstaff were told that they must reinstate the hedge and remove the track and hard core area - this we now understand was never done.

We also understand that Mr & Mrs Wagstaff do not own the access way to the site but do have access rights. This access track runs from the barn area immediately in front of house at Cresford Farm with the access onto the highway right on the bend of the road - it is marked on the Location Plan as "track". From the location plan it seems that the access indicated is the access way referred to above which has never had planning or highways approval.

In view of this the Parish Council are now **OBJECTING** to this application on the grounds of access onto the highway.

Lynn Cantlay
Clerk to the Parish Council
The Gables, 504 Weston Road,
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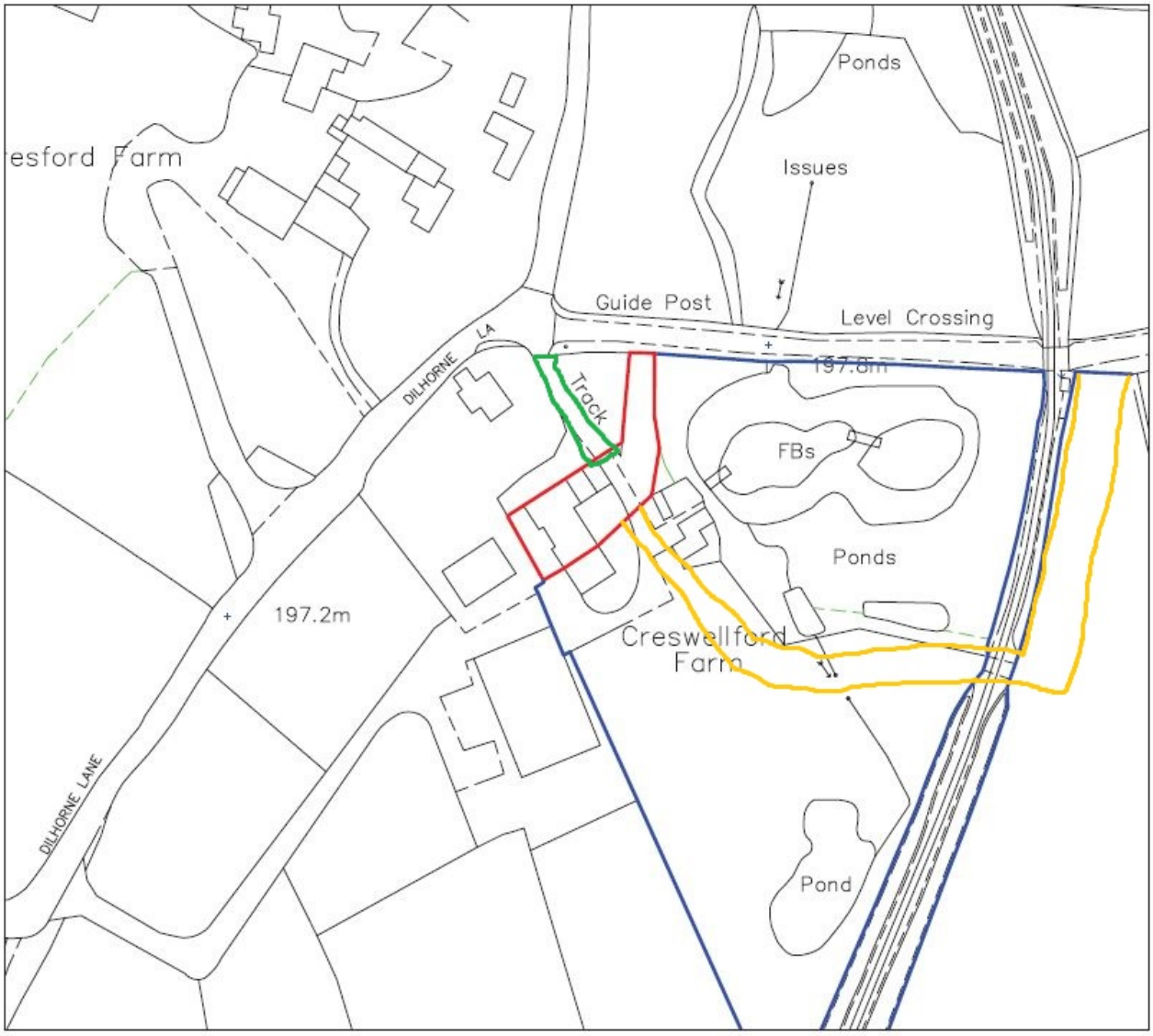
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