Archways,
Stanley Moss Lane,
Stockton Brook,
Stoke-on-Trent
ST9 9LH
Tel: 01782 504474

Ms Rachael Simpkin,
Planning Officer,
Staffordshire Moorlands District Council,
Moorlands House,
Stockwell Street,
Leek,
Staffs
ST13 6HQ

25th September 2017

Dear Ms Simpkin,

Your Ref SMD/2017/0470
Coltslow Farm, Stanley Moss Lane, Stockton Brook

I refer to the application by Humphries Builders Ltd to vary Condition 7 of the outline planning permission granted in 2016.

That Condition states that "No dwelling shall be occupied until the visibility splays shown on Dwg No 610-SL-07A have been provided for all direct accesses onto Stanley Moss Lane. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.9 metres above the adjacent carriageway level".

I would not have had any query if the application had been made solely to vary Condition 7 by substituting Dwg No 113-03A for Dwg No 610-SL-07A, but the wording could be construed as an application to develop the site without creating the visibility splays. Can you please confirm that there is no possibility of the applicant obtaining permission to develop the site without creating visibility splays at its two junctions with Stanley Moss Lane.

I note that there is now an application to create a second access to the site (adjacent to The Dales) to enable agricultural equipment to enter the fields behind the Coltslow Farm site.

When the original application was made in 2015 it was argued that the Endon Riding School was no longer profitable, and the applicants wanted to develop the site for housing. Local residents said that this would increase the amount of traffic using Stanley Moss Lane, which is not wide enough to allow vehicles to meet and pass comfortably. Some Councillors expressed the opinion that there would be less traffic if there were houses rather than a Riding School.

There are rumours that Mrs Debbie Machin wants to offer livery services from the area where there is a barn in the field behind the Coltslow Farm site, and she requires the second access to the site to enable her to achieve this. If this is so the amount of traffic could well be greater than it has been up to now, because horse boxes will be using Stanley Moss Lane as well as the occupants of the new houses.

What action would you take if Mrs Machin held a gymkhana on the fields behind the Coltslow Farm site? They were held two or three times a year in recent years, and they involve a lot of vehicles bringing competitors and their horses to the site. I fear that the owners of the Endon Riding School are trying to "run rings round you" by continuing to operate some equestrian activities whilst also selling the land for building.

There are also rumours that Mrs Machin might apply for planning permission to demolish the barn on the field behind Coltslow Farm and to build a house for her own occupation. The second access road would provide her with a drive to her house. Could you recommend that an application to do this should be turned down on the basis that the road is only to be used by agricultural equipment.

Is it in your power to stipulate that the second access road is only to be used for the passage of agricultural equipment and not for equestrian equipment and/or private cars?

May I respectfully ask that before you make a decision about this application you try to find time to visit the field behind Coltslow Farm so that you can look at the barn and its surroundings.

Yours sincerely,

Geoffrey Snow