24 NOV 2017

Application number SMD/2017/0561
Applicant Name Pickford
Location Churnet View Farm, Station Road, Cheddleton

To whom is may concern

I have viewed the above mentioned proposed application and have several concerns to make. They are:

- The plan shows the lane that leads off Cheddleton Road as a privately owned lane and describes it has a farm lane. Most of the lane is privately owned by a third party and not the farm. The farm has easement rights. The lane running paralleled to my boundary and to the end of the lane that joins Cheddleton Road is not owned by anyone, however we all have easement rights to pass over it.
- The proposed area for building etc is on a piece to land that is flooded on numerous occasions throughout the year, especially when there is heavy rain fall. This appears to be a natural flood plain. There is a brook that runs over the land which struggles to take the access water and runs on a regular basis in torrents. This brook is called Curly Brook. It travels under Cheddleton Road from the fields on the opposite side of the road. This road floods on numerous occasions and will take days to disperse and will then leave drifts of gravel, mud etc which is dangerous to both passing vehicles, cyclists, runners etc. The narrow, very blind bendy road should also be considered, particularly approaching the area described above.
- The geographical area proposed is surrounded by 360 degrees of hills and already take foul farm waste, which all leads to the brook already mentioned. Adding more can only be bad for the environment.
- It should also be mentioned that the brook runs directly under the shared lane through a Victorian barreled stone built tunnel that is already showing signs of damage. There is also severe damage to the stone built causeway leaving from the Victorian tunnel, which runs parallel to the road that once led to the historical Basford Hurst estate. This is already in need of urgent restoration. Since ownership of my property I have this summer restored the side that runs along my boundary and I am aware that the previous owner carried out a interim repair on the opposite side.
- The lane running parallel to my boundary runs like a river in moderate rain conditions and has resulted in me raising my front threshold step by eight inches, due to water and slurry ingress.
- The properties, 1 & 2 Basford Hurst Lodge already face problems with surface water running down Cheddleton Road from the Basford approach which necessitated in the Highway Department installing storm grids and culvert to take the excessive rain water. These we personally have to ensure that they are regularly cleaned of mud, straw, grass etc. Since ownership of my property I have maintained and cleaned the lane from the Victorian tunnel to the end that meets Cheddleton Road.
- In carrying out the proposed building and yard development will result in hard landscaping which can only impact on the natural drainage of rainfall and interference with the flow of surface water that the brook currently deals with. Which is currently under severe pressure.
- The plan says the development will primarily be used for the storage of hay and straw but there is a concern that it could become a commercial unit which would bring more larger vehicle to an already small, congested geographical area, that leads directly onto a very narrow, hollow, bendy stretch of country lane. Large lorries with 40ft trailers already have no problems gaining access to the lane. This has been substantiated with numerous lorry drivers. Currently there is no information to indicate the size and frequency of vehicles that would be using or accessing the area. It is also difficult to see how large lorries who turn into the gate - even when it is was to be made wider.
- There is also a need to consider the noise and light that would, depending on usage, impact greatly on ourselves. Particularly, late at night and during the night when farming activity can take place. This is without any other usage that could occur at a later date.
- The location plan does not reflect either the existing lagoon or the silage pit - both are currently subject to waste spillage. Also it appears that the red boundary markings are not true to land registry and appear to be noting that the farmer owns that part of the lane - which he does not.

It is also uncertain what the blue lines are indicating, again that piece of lane is not owned by the farmer.

It is in my opinion that the proposed building could be located elsewhere on the farm land, particularly when the farm has access rights to Station Road, which appears to be the official entrance to the farm. Another simple solution could be take just a small strip of land parallel to the existing fence.

Regards

Mr A Povey

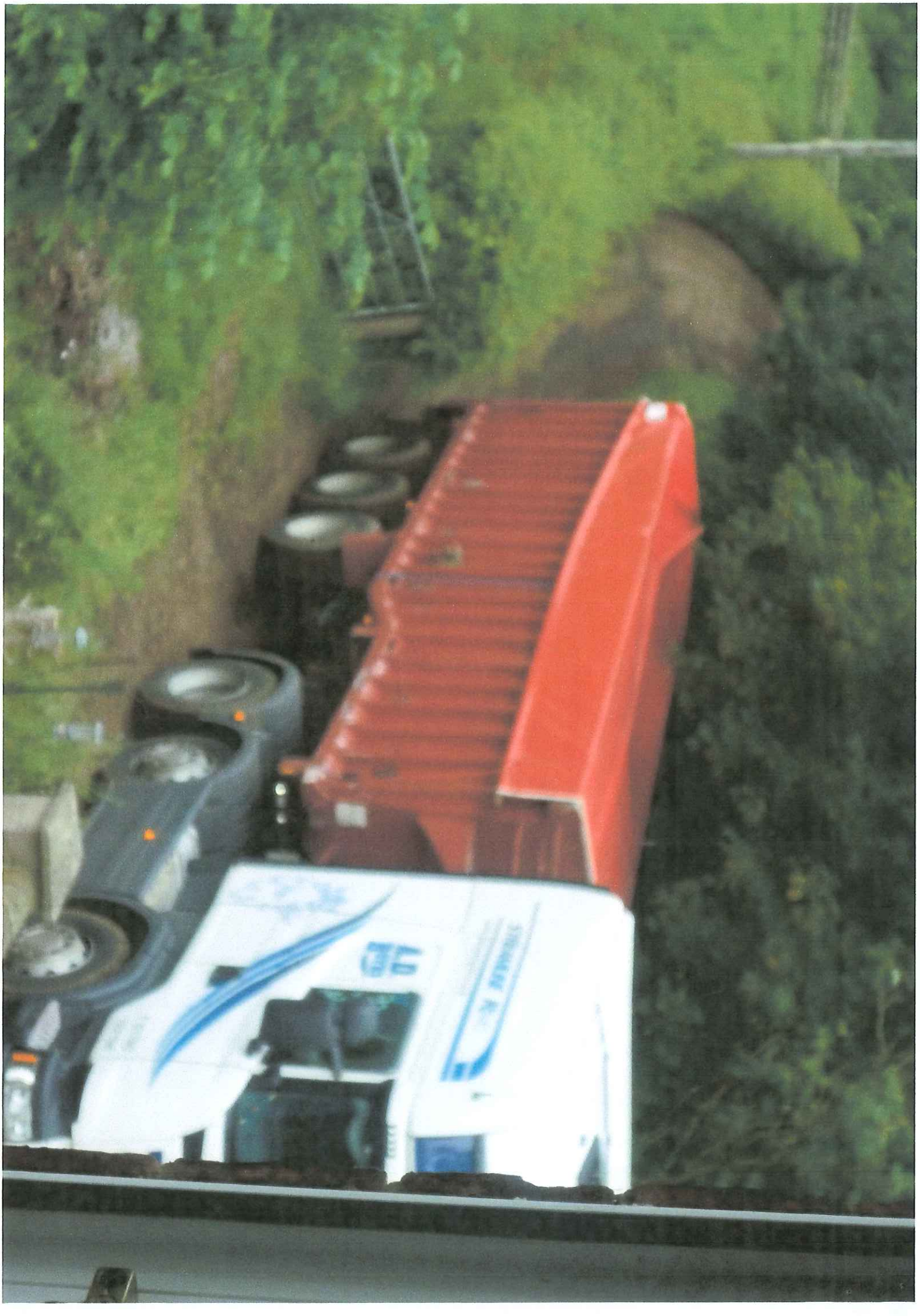


Photo Taken Saturday 11 June 2016 18:40 pm


SATURDAY 11th JUNE 2016 @ 18-40pm