From: planningcomments@staffsmoorlands.gov.uk
Sent: 30 November 2017 17:33
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2017/0764 Site Address: Rock House Farm Town End Road Foxt Staffordshire ST10 2HN Stoke On Trent
Comments by: D.J.Williams
From:
High View
Town End Road
Foxt
Staffordshire Moorlands
Staffordshire
ST10 2HN
Phone:
Email:
Submission: Objection
Comments: The private access lane to Rock House Farm (the lane) is already over used, and causing damage to the lane, by the applicants and occupiers of the holiday cottages when compared to the total amount of use made by the 5 legal owners of the lane. It is important to note that the owners of Rock House holiday cottages do not own any part the lane. Also, they have never assisted in maintaining the lane and have never offered any contribution towards its maintenance as and when potholes have appeared. I therefore most strongly object to the change of use from holiday cottages to residential dwellings since it will confuse and compromise the use of the lane by far too many people who have no stake in the maintenance of the access lane. The documentation with regard the lanes ownership allows for the occupiers of Rock House Farm to use the existing access, but does not allow for other occupiers of the site to do so. At present the holiday cottages have quieter occupancy periods during the wettest seasons of the year, thus reducing usage of the lane and according a saving on maintenance costs. All year use by permanent residents of the holiday cottages would particularly over use the area outside High View (my own dwelling) where most turning off the straight line would be made in order to enter the Rock House site. A new pot hole has already been made and is rapidly deepening by the day.

Any increase in the use of the Rock House site by the change of use to residency of the holiday cottages should be accompanied by a planning condition to open a new access directly onto Town End Road from the site and that the existing site entrance should be permanently closed.

Furthermore, the rear wall of the ¿garage¿ of Rock House Farm was constructed without my agreement on part of my land. This issue and that of the ownership of the grass area between the lane and the boundary wall to Rock House Farm is in dispute between myself and the owners of Rock House Farm and will need to be resolved before any change of use is granted by your authority. I will forthwith contact the Land Registry to get this matter resolved and if their offices are not able to do so satisfactorily then I will take the matter to court for resolution.

The site is a very small and cramped site for the number of residential properties planned. There is no other parking available to the dwellings and when visitors arrive they will need to park on the highway verges as the roads are too narrow for parking on the highway itself. Obstruction of the highway will be inevitable, especially when larger vehicles such as refuse collection vehicles and emergency vehicles attend the southern Town End Road area.

The reduction of holiday accommodation in the area will inevitably impact on the only surviving public house in the village. The public House¿s viability will be threatened by the lack of holiday makers using it, since house owners tend to use such facilities only at weekends at best rather than enjoying a drink most evenings when on holiday - along with the odd meal there.

There are also issues of sustainability. There will obviously be more pollution with the overall increase in vehicular activity. The proposed removal of the village bus service in April 18 will also impact on the village and increase the amount of car travel in and out of Foxt and for any new permanent residents, car usage will be essential. Also, there are no gardens to the properties and therefore the necessary function of washing clothes will result in more global warming due to the use of such things as tumble dryers rather than line drying.

I therefore urge the refusal of this application.