From: planningcomments@staffsmoorlands.gov.uk
Sent: 05 April 2018 18:21
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Blue Category

Application Reference No. : SMD/2018/0188 Site Address: Rock House Farm Town End Road Foxt Staffordshire ST10 2HN Stoke On Trent
Comments by: Peter CowieNA
From:
Warrilow House

Foxt
Stoke on Trent
Staffordshire
ST10 2HN
Phone:
Email:
submission: Objection
Comments: I object to this application because:

* It is inappropriate to assume a planning right in respect of a piece of agricultural land. The Planning Application should be directed towards Change of Use. Flimsy evidence from guests at Rock House Farm, perhaps for two weeks, purports that the area has been used as a garden 'continuously' since 2007. In my view the better word is intermittently. Surely statements from paying guests are of little consequence? It should be noted that Mr and Mrs Lockwood are in this Planning Application admitting to having flouted planning conditions re agricultural land for a period in excess of 10 years. Such blatant disregard for regulation needs to be carefully monitored and agricultural land should be protected in the rural environment. It seems that a Certificare of Lawfullness is being sought on the grounds of unlawful use!

* The statement regarding a riding area is inaccurate. Mr & Mrs Lockwood have never had a riding area on their premises at Rock House Farm.

* The position of the red line on the Location Plan differs from its position shown on page 3 of the Planning Statement. The paved area to the east of buildings A and B (page 3 of the Planning Statement) was granted Planning Permission as a Maintenance Strip and specifically not as a Patio. I have already supplied evidence from SMDC Officers to this effect as an element of a formal complaint to the Authority. This area has not been in regular use as a patio by guests or permanent residents so it would be quite wrong to combine this area with the agricultural land in a single Planning Application. This Maintenance Strip requires a separate application for domestic use as a patio and since it shares a boundary with my property I would ask that there are reasonable conditions placed on a future approval with regard to noise and light pollution.