
From: planningcomments@staffs Moorlands.gov.uk
Sent: 07 April 2018 14:26
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Blue Category

Application Reference No. : SMD/2018/0167 Site Address: Eaves Farm Eaves Lane Armshead Staffordshire ST2 8LY
Stoke-on-trent

Comments by: Frank James

From:
252 Little Fir Trees Farm
Eaves Lane
Armshead
Stoke On Trent

ST2 8LY

Phone:

Email:

Submission: Objection

Comments: To whom it may concern,

Please accept my objection to the proposed change of use concerning the agricultural buildings at Eaves farm, that is proposed to be converted into a commercial Boarding Kennel Business. I live directly opposite Eaves farm at the property know as 252 Little Fir Trees Farm.

I consider this proposal completely inappropriate and if granted will be of detriment to the enjoyment of my own property. I am a retired dairy farmer with 40 years experience of looking after the welfare of animals.

On review of the proposals Mr Shuker intends to board dogs within a buildings that have no access to any natural light since there are no windows planned or roof lights incorporated into either buildings A and B, a factor which appears to have been completely dismissed. Any building intended to be used to house animals should provide natural day light and natural ventilation.

The insulation proposed will also mean that the buildings will over heat and will not benefit from any cross flow ventilation from the natural breeze. It would appear that the insulation recommended has little to no regard to how this will work in practise, however has been used to make the outward noise appear less, and to make the application feasible. In reality the use of such insulation is unrealistic and will not be used. Doors will be opened and the noise from the dogs will not be reduced as a result. The dogs given the unnatural environment will certainly be anxious barking louder as a result. This makes these buildings and the location completely inappropriate for conversion. There is also assumption the that the dogs when exercised will only be within the high 3 metre fence to reduce barking sound to the residents. Again this is completely unrealistic the dogs will likely be walked around the perimeter of the farm rendering a 3m high fence useless.

There is no mention of how the dog faeces will be disposed of, my concern is where this will be stored on site? and how the Mr Shuker plans to dispose of this? The Planning Authority should consider that it is not uncommon for kennels to simply ruck the muck and burn once dried, a method of disposal which will cause complaints by all of the community.

The Land drainage is very poor on Eaves farm and I'm aware from the previous owner that there is no known soakaway on the property, which has been mentioned on the application. Mr Shuker will be required to clean the pens on a regular basis using high level of disinfectant which will run on the land as it would be impractical for the existing septic tank to take all the water waste from the buildings. This water runs down toward the lower end of Little Eaves Lane filling a fishing pool located at the head of Hole House road. This does not appear to have been considered, but would make the proposal unfeasible.

There is no mention of lighting to the scheme. I overlook Eaves Farm sitting on higher ground. The buildings proposed are in the direct line of sight from my Kitchen and Main Bedroom which will certainly affect my enjoyment of the property to a detriment affect.

The proposal also makes no mention to addition traffic that will be generated. The lane is already in very poor conditions with excessive pot holes running the length. There are already two livery yards which board over a 150 horses many of which use the lane on a daily basis to travel to Wetley moor common.

I also have a considerably large badger sett which is located on my property around 150m from the proposed commercial development. These badgers regularly visit Eaves Farm crossing the lane toward the development. This will affect their current habitat, a factor that must be considered. In addition the buildings are also home to many bats. The additional noise and lighting will have a significantly adverse effect on the natural wildlife we currently enjoy.

Yours Faithfully

Frank James