

Mr Kevin C Day  
Wishwood  
Sutherland Road  
Longsdon  
Staffordshire  
ST9 9QD

01538 386134

Staffordshire Moorlands District Council  
Moorlands House  
Stockwell Street  
Leek  
Staffordshire  
ST13 6HQ

30 April 2018

Dear Sir/Madam

**Application No: SMD/2018/0231**

**Applicant's Names: Mr and Mrs Carter**

**Location: Land adjacent to Prospect House Farm, Sutherland Road, Longsdon**

**Proposed Development: Outline permission for erection of a single dwelling and garage including access and layout, with all other matters reserved**

I would like to make my strong objections known against the above mentioned planning application and for my views to please be taken into account when this application is considered.

The proposed dwelling is to be built in a field directly opposite our property – as is the proposed access route – and the land itself is deemed as green belt land and one of natural beauty.

Whilst I realise the fact that our outlook will be severely altered in a negative way should this dwelling go ahead, I realise this is not necessarily a valid planning objection. However, what is more concerning is that, after reading the planning statement from Sammons Architectural, Section 6.2 it states:-

*"For the purposes of development the site is within the Green Belt as indicated on the Proposals Map of the former Staffordshire Moorlands Local Plan. As such there are tighter controls on what form of development can be permitted and new build residential development is considered to represent inappropriate development unless very special circumstances apply or it is one of a number of exceptions. The Local Plan has now been replaced by the Moorlands Core Strategy which does not contain a specific Green Belt policy and the national Green Belt policies*

*as set out in the National Planning Policy Framework apply. These policies state that the construction of new buildings in the Green Belt is "inappropriate" and that inappropriate development is by definition harmful to the Green Belt unless it is one of the exceptions listed in the NPPF or unless very special circumstances apply."*

I find this to mean that until the National Planning Policy Framework is put in place, decisions can be made as to what constitutes not only greenbelt but also that it leads me to believe that certain applications can be approved during this interim period.

Furthermore, after attending the latest Longsdon Parish Council meeting I was told quite clearly that at the beginning of the consultation period for the drawing up of the Local Plan, Longsdon Parish made it quite clear that they were opposed to such developments and that, following a community meeting, they had received, in writing, a statement from SMDC saying that the full level of protection would be given to greenbelt land. Should such a development be granted, this will surely open the floodgates for further such developments and make a mockery of the term greenbelt.

A further point is that the dwelling in question cannot be classed as "essential" as it is neither affordable housing or one that I feel should be awarded any special circumstances. The current owner of the land is, I understand, selling the land to her sister for her to build and move from her current property into the new dwelling. The current landowner, over the years, has already made extensive alterations to her property, one including an approved housing extension with stable block and, I understand, without approval, a substantially sized horse menage area.

As far as I am aware, the proposed local plan which has been brought together for the Staffordshire Moorlands does not have this site as a potential planning area. Additionally, I am unaware of any informal consultation from the owner of the land which I understand should form part of the planning process for such an application.

Longsdon is a small parish and as you are no doubt aware, does not have a mains sewerage system in place but relies on individual drainage systems.

The proposed development, according to the currently available plans, will be positioned directly over an existing sewerage drainage system which is in full use by the owners of both our property, Wishwood and that of Portree.

The glazed clay socket pipe running from Portree to its point of exit south of Prospect House Farm, is at a shallow depth and could not sustain heavy equipment travelling over it on the proposed development site.

The sewerage pipe from Wishwood joins the glazed socket at Point B on the plan enclosed and, again, this is at shallow depth so as to work effectively with the existing Portree drainage system and therefore this, also, could not sustain heavy plant equipment. The proposed dwelling would be sited in such a way as to be impossible to not disturb these existing drains in the course of construction.

Any attempt to move these drains would result in angled corrections that would maximise potential blockage occurring. My partner, Kevin Day, holds a deed of easement relating to the pipe from Wishwood's septic tank to Point B on the plan provided. This deed clearly states that we have the right to drain sewerage and the right to enter upon the land for any subsequent maintenance issues provided the land is reinstated. This would be impossible if the proposed development goes ahead.

I therefore feel the current owner of the land has given no consideration whatsoever for not only the sewerage concerns but for any preservation beholding to the natural countryside.

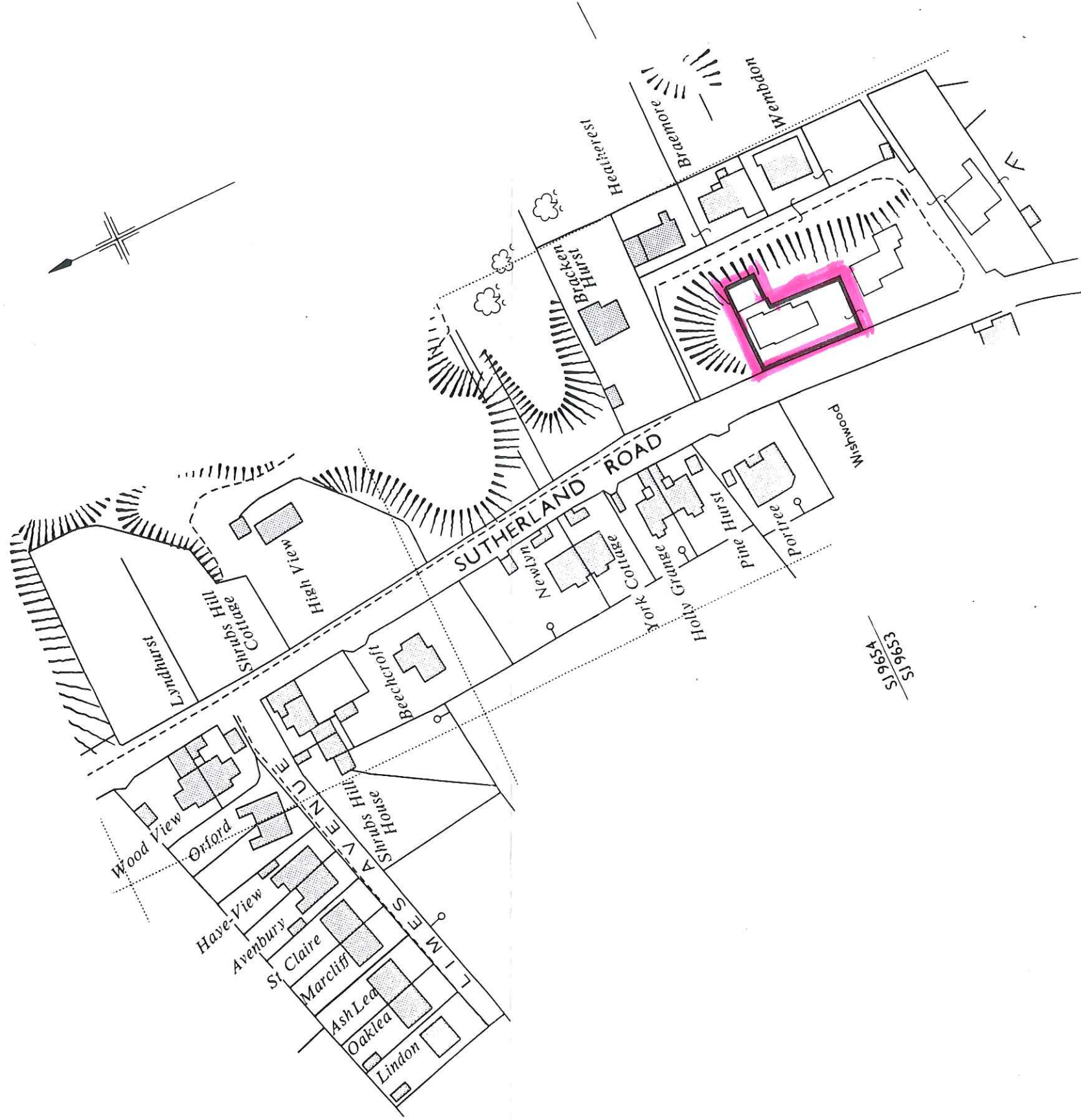
One last point is that I am led to believe that this particular application will be classed as a "delegated" one which means it will be decided by a Planning Officer, so am unsure how this works. I feel very strongly that given the impact of this application, it should be called in to be considered in full by the Planning Committee at a forthcoming meeting so would be grateful for any clarification on this.

I therefore object in the strongest terms and thank you for taking the time to consider this letter and accompanying documents.

Yours faithfully

Kevin C Day

H.M. LAND REGISTRY		TITLE NUMBER	
		SF270917	
ORDNANCE SURVEY PLAN REFERENCE	SJ9654	SECTION A	Scale 1/1250 Enlarged from 1/2500
COUNTY STAFFORDSHIRE	DISTRICT STAFFORDSHIRE MOORLANDS	© Crown copyright 1990	

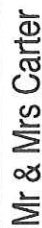


This is an outline planning application for the construction of a single dwelling siting between Prospect House Farm and Portree.

An indicative dwelling and garage are indicated but these are subject to later consideration at Reserved Matters stage should Outline Consent be granted.

A new access is to be formed onto Sutherland Road as indicated to service the plot. A section of the dry stone boundary wall is to be removed, to allow a 3.5m wide gateway to be formed together with a 2.0m splay to each side. The splay area is to be formed as walls using the stone removed. Stone gate posts are to be incorporated but no gate is to be installed.

The front and side boundaries are to remain as existing with the exception of the access works. The rear boundary is to be demarcated with a post and rail fence in front of a native mixed species hedgerow.



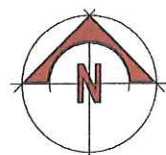
PROPOSED DWELLING AT  
PROSPECT HOUSE FARM,  
SUTHERLAND ROAD, LONGSDON  
STOKE-ON-TRENT, ST9 9GD  
OUTLINE PLANNING PROPOSAL  
SITE PLAN

DATE	APRIL 2018	SWT	A2	SCALE	1:200
DWG. NO.	2018-2306-03	TRK.	A	RG	
A - 12/24/2016 - FINISHED FOR SUBMISSION TO LOCAL AUTHORITY					



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This drawing is copyright.  
All dimensions must be checked prior to construction.





**HM Land Registry**

Edition date : 13 December 1995

Entry No.	<b>A. PROPERTY REGISTER</b> containing the description of the registered land and the estate comprised in the Title				
	<table><tr><td>COUNTY</td><td>DISTRICT</td></tr><tr><td>STAFFORDSHIRE</td><td>STAFFORDSHIRE MOORLANDS</td></tr></table>	COUNTY	DISTRICT	STAFFORDSHIRE	STAFFORDSHIRE MOORLANDS
COUNTY	DISTRICT				
STAFFORDSHIRE	STAFFORDSHIRE MOORLANDS				
1.	<p>(4 October 1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Wishwood, Sutherland Road.</p> <p>2. (29 May 1992) The land has the benefit of the following rights granted by a deed dated 12 April 1992 made between (1) Ronald Bourne Harris (the first owner) (2) John Bourne Harris and Jean Elizabeth Harris (the second owners) (3) Leek United Building Society and (4) Andrew James Morgan and Diane Rosamund Morgan (the Grantees):-</p> <p>"the first and second owners (as the case may be) respectively hereby grant unto the grantees</p> <p>(a) full right and liberty to drain sewage water from the septic tank situate on the grantees' land into the drain beneath the surface of the first owner's land at the point marked "B" on the said plan but not for any other purpose whatsoever</p> <p>(b) full right and liberty for the purpose aforesaid but not for any other purpose whatsoever to enter upon the land of the first owner to construct beneath the surface of the first owners land and maintain at the grantees' own expense a drain between the points A and B on the said plan the grantees making good nevertheless at their own expense all damage or disturbance which may be caused to the surface of the first owner's land in carrying out such construction or maintenance which said surface is always to be restored by the grantees to a safe condition for cattle and horses kept on the first owner's land</p> <p>TO HOLD all the said rights and liberties hereby granted UNTO the grantees in fee simple."</p> <p><i>NOTE 1:-Copy deed plan in certificate. Copy deed plan filed.</i></p> <p><i>NOTE 2:-The grantees' land referred to is the land edged green on the Deed plan. The first owner's land referred to is the land edged red on the Deed plan.</i></p>				

Entry No.	<b>B. PROPRIETORSHIP REGISTER</b> stating nature of the Title, name, address and description of the proprietor of the land and any entries affecting the right of disposing thereof <b>TITLE ABSOLUTE</b>
1.	(13 December 1995) Proprietor: KEVIN CHARLES DAY of Wishwood, Sutherland Road, Longsdon, Staffs.

Continued on the next page



## HM Land Registry

Entry No.	<b>C. CHARGES REGISTER</b> containing charges, incumbrances etc., adversely affecting the land and registered dealings therewith
1.	<p>(4 October 1989) By a Conveyance of the land in this title and other land dated 31 October 1911 made between (1) The Most Noble Cromartie Sutherland Leveson Gower Duke &amp; Earl of Sutherland (the Duke) and (2) Robert Edgar Bennison (the Purchaser) the land was conveyed subject as follows:-</p> <p>subject to certain rights or easements relating to the construction maintenance and use of aqueducts pipes works and boreholes granted to the Staffordshire Potteries Waterworks Company and respectively contained in an Indenture dated 10 July 1850 and made between the Most Noble Henry Charles Duke of Norfolk and James Loch of the first part The Most Noble George Granville William Duke and Earl of Sutherland of the second part and the said Company of the third part and the before mentioned Indenture dated 3rd October 1890.</p> <p>NOTE :No further evidence of The Conveyances dated 10 July 1850 and 3 October 1890 referred to was supplied on first registration .</p>
2.	(13 December 1995) REGISTERED CHARGE dated 13 November 1995 to secure the moneys including the further advances therein mentioned.
3.	(13 December 1995) Proprietor: CHELTENHAM & GLOUCESTER PLC (Co. Regn. No. 2299428) of Barnett Way, Gloucester GL4 7RL.

\*\*\*\*\* END OF REGISTER \*\*\*\*\*

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE B: This certificate was officially examined with the register on 13 December 1995.