
From: Dave Edge
Sent: 06 June 2018 14:56
To: North2
Subject: RE: Planning appeal APP/B3438/W/18/3198440 - SMD/2017/0516/A - Highfield House, School Lane, Longsdon, Stoke-on-Trent ST9 9QS
Attachments: image003.jpg

Further to the comments that I made on the original application, which I believe will be forwarded to the Planning Inspectorate as per a letter received from Staffordshire Moorland District Council, I have the following additional comments.

If it were not for the proximity of our farm buildings I would be in total support of this proposed new dwelling as I deem it to be infill as per the case made by the appellant's agent. Although I do think that to compare a church to a farm building is a little tenuous other than as a 'mass'. Our farm buildings are used 24/7 for many months of the year whereas St. Chad's Church is only used for daytime church services, and then only for one or two days a week.

Permitted development rights for livestock buildings within 400 metres of a protected property were removed quite a few years ago for many reasons. Not to take these reasons into account when a new dwelling is proposed within 400 metres of an existing livestock building does not to me appear to be logical, although that may well be the planning system. Fortunately for most of my life, at least since the mid-1960s, I've only had to deal with the simple logic of IT (when the profession was simply called computing and you needed something the size of our cattle shed to house a single computer that only had 16KB of ferrite core).

I personally have experienced the conflict that the proximity of livestock buildings with dwellings can cause having been both verbally abused and physically threatened by the previous owner of Highfield House. This has not been the case with the present owner, but ownership can and does change, potentially bringing neighbours who have, in my opinion, an idealistic and unreal view of farming with the potential for subsequent conflict.

The drainage issue mentioned in my earlier comments will presumably be treated as a civil matter by the Planning Inspectorate but I request that if consent is given that a condition regarding the continuance of the existing land drainage is imposed, particularly as if the land drains were damaged there would at times be flooding to both the garden and possibly the proposed new dwelling.

These land drains used to go into a livestock drinking pond in the north west corner of the planning site but from the following Land Registry snapshot it appears to be presently unregistered. When in 1987 my family originally purchased the land to the north and east of Highfield House we did try to purchase this pond. However, the owners, who'd sold off Highfield House many years earlier, weren't willing to sell it to us even though the auction details implied it was part of the sale. I thought that it was subsequently transferred to Highfield House. If it wasn't, they can certainly claim adverse possession after all this time.



The buildings to the west of School Lane are **not** stables. My family purchased the farm building and land to the west of School Lane in 1997 and they have never been used as stables during that period. Prior to that they were used for cattle, and much earlier than that it was a pig farm. As stated in my previous comments they are presently used for pigs, cattle and sheep at different times throughout the year, as are the farm buildings immediately to the north east and east of the proposed dwelling. Both the planning case officer and appellant's agent continue to describe them as stables despite my comments to the contrary that were made in response to the planning application. It's a bit pedantic, but that's me, and my training, which I sometimes remember better than what happened yesterday. At three score years and ten I'm not going to change!

Dave Edge
Trustee
On behalf of Demon Pension Fund



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