

## Williams, Karen

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**From:** Planning Comments (SMDC)  
**Subject:** FW: Comment Received from Public Access

-----Original Message-----

From: [planningcomments@staffsmoorlands.gov.uk](mailto:planningcomments@staffsmoorlands.gov.uk) [<mailto:planningcomments@staffsmoorlands.gov.uk>]  
Sent: 08 June 2018 22:16  
To: Planning Comments (SMDC)  
Subject: Comment Received from Public Access

Application Reference No. : SMD/2018/0291 Site Address: Little Ash Farm Ash Bank Road Werrington Staffordshire  
ST2 9EB Stoke-on-trent  
Comments by: Mr & Mrs P Hall  
From:

Clough Lane  
Werrington  
Staffordshire

ST9 0DD

Phone:  
Email:  
Submission: Objection  
Comments: To Whom It May Concern

Re: planning application: SMD/2018/0291 Little Ash Farm, Ash Bank, Weerrington

I am writing to oppose the proposed planning application.

My reasons are

1. We have previously written against a planning permission by Severn Trent a few years ago as they wanted to alter the layout of a field down Clough Lane for access to a water mains or something similar.

There was an environmental survey done of the site at the time as it is a natural habitat for wildlife. There is a stream which runs through the fields here and it was found to have a certain type of newt that was protected or endangered if I remember rightly.

There were very strict protocols put in place so that Severn Trent had to put the land back exactly as it was and not encroach on the habitat near the stream, indeed the land is very much the same as it was before.

The same stream runs through the boundary of the proposed planning application area which could cause disturbance of this wildlife and alter its habitat irreversibly.

Also there is currently a public footpath that runs around the boundary of the proposed application site and this has been interfered with over the years to make it more difficult to access, I can no longer walk with my dog over there as the pathways have been made difficult to negotiate, for example further toward the area of the top end of Ford Hayes Lane where the footpath ends, they have put barbed wire over the stile access in the past so that my dog could not get through and also soil and debris have been used to make access difficult from the proposed planning site.

From the proposed planning application site the footpath has been lost in undergrowth and soil that has been pushed over there and you cannot find the correct path anymore.

I and others would like this footpath to be reinstated to its original form.

The people who deal with maintenance of the public footpaths and byways through the countryside should be informed of this and establish repairs to the bridges over the waterways which were destroyed over the years (conveniently)? and made access very difficult.

It is such a shame as it was a lovely walk through fields and over the little bridges over the streams.

2 Applications for dwelling/dwellings have been forwarded on a number of occasions by the owner of the field off Clough Lane and have always been denied, although he has built a brick stable building that looks remarkably like a large bungalow and could be changed easily in the future to a dwelling after a certain amount of time has passed we have been told.

Apparently it is easier to get permission to change a building from agricultural use to a private dwelling once it has been in place for a number of years?

If the application for land off Ash Bank is given permission for dwellings, then it would probably give him more leeway also to be granted permission for said dwelling/dwellings, thus encroaching even more on the said green space/greenbelt.

3 The encroachment on the green space/green belt between Werrington and Bentlylee.

Once this land is started to be built on the likelihood of more applications being submitted and approved is more certain, thus encroaching even more on the green belt between the 2 estates.

I am sure that between so many built up areas a certain amount of green space is legally required for the wellbeing of its residents?

4. Shared vehicular access.

The proposed shared driveway for access to the proposed dwellings may cause a problem on an already extremely busy road.

There is an island crossing on I think 2 areas of this extremely busy road from near the chip shop opposite the proposed site and one further down.

At busy times on occasion I have seen cars overtake stationary vehicles and venture onto the other side of the road around these islands in the road as the road is very narrow at these points.

I am aware of the planning submission being for a small number of houses, but the amount of cars per household could be a potential problem, safety wise and for the amount of traffic at one time accessing the shared driveway.

I hope this information is helpful.

Mr and Mrs P Hall