From: Planning Comments (SMDC)
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access
Date: Wednesday, February 26, 2020 7:51:08 AM

Application Reference No. : DOC/2020/0015 Site Address: Springs Cottage Farm Thornyedge Road Bagnall Staffordshire ST9 9LE Stoke-On-Trent Comments by: Frances Litherland
From:

Mill Lodge
Old Mill Lane
Bagnall
Stoke on Trent
Staffordshire
ST9 9JS

Submission: Objection
Comments: I refer to Condition 16 Surface Water Drainage where the applicant confirms that surface water from the stables and arena is to be disposed of via the existing pond. Firstly it appears that no new scheme as requested by SMDC has been put forward. Secondly I have grave concerns regarding the overflow from this pond which the applicant fails to mention as this appears to be currently piped into my property known as Spring Bank Wood though no drainage rights exist between the two properties. This overflow makes it impossible for owners to access safely as it has created a boggy area.Thirdly caselaw makes it clear that deliberately piping water on to another persons land is nuisance and trespass because it is foreseeable that this water would cause damage that natural rainwater would not. I have consulted Severn Trent as advised by the planning officer and been informed that any report commissioned by them would not include the overflow as the applicants property is not on main drains and would therefore would not cover all aspects of drainage.

Regarding disposal of manure I am surprised no storage for composting is mentioned as manure will only be able to be spread in Spring and Summer time as in Winter the ground will be hard and the rain may wash it away threatening nearby water courses or into neighbouring land.

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