

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2021/0187 Site Address: Glenwood House Farm Belmont Road Ipstones Staffordshire ST10 2JR Stoke-On-Trent Comments by: Dr Daniel Becker and Miss Angela Smith

From:

Coltscroft Barn
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Submission: Objection

Comments: Whilst we have no objections in principle to this application, we do have some significant concerns that, unless satisfactorily addressed, prevent us from being able to support it at this time.

1) Spring water. The spring was originally to feed Booths Hall farm, Booths Farm, Riddings Farm, Hill House Farm and Glenwood House. The previous owners of Glenwood House - Mr and Mrs Wadley - subsequently developed Glenwood House Farm in 2001 (which they currently own and occupy) and Coltscroft Barn in 2002 thus adding to the demand on the spring supply. In addition the Wadleys have added a variety of additional connections to the Glenwood House Farm supply to provide water to tanks in at least two separate outlying areas of the property. Despite stating in 2019 to Claire Shaw, council technical officer (re Regulation 18 Notice Reference: 10010605022), that they were not using the spring supply and were using their own separate bore hole, it is fact the case that they remain connected to, and still use, the shared spring supply. We know of at least one occasion when leakage from their extended system has directly caused complete failure of supply to our property and to Glenwood House resulting in costly repairs to the latter's pump/tank system. This is in addition to multiple other occasions of supply failure and so we are concerned that the proposed additional residence will put further strain on the original spring supply.

In order to support the application we would wish to have formal written confirmation that the proposed development would, at all times, solely be supplied by an entirely separate water supply.

2) Traffic and access. This proposed development would further increase traffic on the main track drive-way in term of contractors, occupants, deliveries etc. The track is owned by the Wadleys of Glenwood House Farm, with easements affording access to the three other properties - Hill House Farm, Glenwood House and our own property. Despite requests they have failed in their responsibility to maintain this track over recent years such that it is now in a state of severe

disrepair. This presents great difficulty and potential hazard in accessing our property as well as for any emergency vehicles, utility vehicles, post/delivery etc.

In order to support this application we would therefore wish to receive a formal undertaking from the owners of Glenwood House Farm to repair and maintain the track and we will be writing to the Wadleys in the near future to suggest that we contribute to a shared-cost re-surfacing solution along with the other two properties.

3) Foul sewage drainage. The proposed development will presumably have to drain into the existing septic tank system already used by three separate properties - Glenwood House, Glenwood House Farm and our own property, Coltscroft Barn. The occupants of Glenwood House Farm wrote to us regarding this shared septic tank in 2019 as it required replacing under the new 2020 regulations. Although we fully engaged in this matter, and gave provisional assurance of cost-sharing, they were unwilling to share any quotes for the work to be carried out (despite us supplying them with our own quote) and communication broke down leaving the work still to be carried out. The tank is on their property and, though we have legal right to use it we are powerless to effect the necessary upgrade without their cooperation.

In order to support the application this situation would need to find a resolution to this matter that includes upgrading to a compliant system of sufficient capacity to accommodate the proposed development.

4) Previous applications. We would also like the planning department to note the historical development applications by the Wadleys, owners of Glenwood House Farm, who at one time also owned the buildings at Glenwood House and our own property, Coltscroft Barn. The application to develop the latter was stated as being necessary in order to give their family members an affordable home and be able to become involved financially and emotionally in promoting their land. The property was then sold on soon after however. In addition, their final successful application included an undertaking, amongst other things, to open-up the area by creating a public right of footpath access from Belmont Road past their 'wetland habitat' areas adjacent to the track and down through Crowgutter Wood to join the existing RSPB footpath. However they have failed to do this and in fact have also fenced-off the 'wetland habitat'.

We therefore feel that this latest application should be considered in the context of these previous applications as the application for the ancillary building is again stated to be to accommodate family and allow them to help in continuing to manage the land

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