

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: Mr A Johnson & Mrs J Johnson

From:

Booths Farm
Belmont Road
Ipstones
Stoke on Trent
Staffordshire
ST10 2JP

Phone:

Email: Submission: Objection

Comments:

Mr A Johnson & Mrs J Johnson

Booths Farm

Belmont Road

Ipstones

Staffordshire

ST10 2JP

24th May 2021

Dear Sir/Madam

Consultation on planning application SMD/2021/0187

Conversion of part ancillary outbuildings to Ancillary residential accommodation at Glenwood House Farm, Belmont Road, Ipstones.

We have valid concerns regarding the planning application to convert the unfinished agricultural building to another house, with regards to the water rights and increased water supply. The spring was adapted to supply the three neighbouring farms by means of an electric pump and piping system, from the spring located on our land at Booths Farm, up to Booths Hall Farm and then across the fields to Glenwood House Farm to supply the livestock and farms with water all year round. In the past 10 years there has been a significant increase in demand, caused by the property developments at Glenwood House Farm to three houses and now a fourth is proposed, this does not comply with the existing agricultural agreement as the spring now supplies two farms and four residential houses instead of the original agreed three. The same spring also supplies Hill House Farm and Riddings Farm, that are fed separately from the above pumping agreement.

Any increase in residential capacity will significantly increase the demand on the already stretched spring water supply. The water supply has not been addressed in this planning application. Will Glenwood House Farm and its outlying residential properties move onto mains water? Require access to the spring? In this case, a new agreement would therefore need to be drawn up.

When planning permission was sought for one of the other barns at Glenwood House Farm to be converted to a house, we were advised by a solicitor that mains water companies are obliged to connect residential properties to the mains supply but that they are not obliged to connect agricultural businesses to the mains supply. Therefore, safeguards need to be put in place to protect the agricultural businesses at Booths Farm, Booths Hall Farm, Hill House Farm and Riddings Farm from any loss of supply resulting from this proposed new dwelling putting a burden on supply.

The proposed new residential dwelling calls into question the sustainability of the current pumping agreement, which does not take into account new residential developments.

Yours faithfully

Mr A Johnson & Mrs J Johnson

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