From: planningcomments@staffsmoorlands.gov.uk
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access
Date: 26 May 2021 07:39:26

Application Reference No. : SMD/2020/0656
Site Address: Rosehill Nabb Lane Alton Staffordshire ST10 4AY Stoke-On-Trent
Comments by: Stephen Webb
From:

Paradise Farm
Nabb lane
Alton
Alton

St104AY

Submission: Objection
Comments: Dear Mr Johnson,

Our neighbours at Rosehill have a revised application for SMD/2020/0656 - their new proposed location is literally right against the boundary hedge of our field that we use for livestock, this will cause us numerous problems and we strongly object to this for the following reasons:

 1. The position of lodge unit 2 and adjoining parking spaces is too close to our agricultural hedge which borders our field that holds livestock annually.

The closeness of unit 2 which is only 2.6 meters at the northern corner would stop us doing essential routine maintenance like hedge-cutting for which we always use a flail cutter attachment to our tractor - during this process pieces of hedge will fly everywhere so any cars parked next to the hedge, the three windows and patio which is also the closest part of the proposed building to the hedge would be at risk of damage. It would also be impossible to cut this hedge correctly because we routinely cut the field side first then flat top it and lastly angle the cutter over the hedge to chamfer the side to which the proposed unit 2 and cars parked would be situated.

2. Having the proposed holiday lets built would cause us immeasurable possible damage to our livestock from people throwing rubbish, even unintentionally whilst also having balls, frisbees etc coming into the field which livestock could eat and die when digested also contaminate hay and silage and cause damage to expensive machinery. Currently we have to do sweeps of the land to collect plastic that has blown into the field and have to check around the footpath that runs across the far corner of this field for anything walkers have dropped so any increase in this debris would be a very unwelcome challenge at a time when farming is hard enough without extra problems.

3. In rural communities it was the practice to plant the hedge on the edges of fields at a small distance inside the boundary. This allows the hedge to broaden without encroaching onto a neighbour's land, and it may have been sufficient to allow access to the outer side of the hedge for trimming and maintenance.

The amount by which the hedge is set inside the boundary varies from parish to parish around the country. In some parishes it is 3 ft, in others 4 ft or 5 ft, ours we believe is 4 feet which is evident on the other hedges/ditches existing on our property.

This ditch has been filled in by previous owners of Rosehill when extensively landscaping their garden but the

mirror hedge on opposite side of this field still has this feature to this day as do several others on our 30 acre farm.

My father in law who owns the farm is 95 years old, born and bred at Paradise Farm with his family owning the farm since 1910. During his lifetime himself and family have laid, cut and maintained this particular hedge and all others throughout this period and will carry on to in the future.

4. The closeness to the hedge of unit 2 at 2.6 meters would also cause us major problems with our essential general field maintenance like fertiliser spraying, cutting the grass, baling for silage and of course muck spreading. When doing these procedures things can again unintentionally fly around and cause a general nuisance and smells.

All our hedges on our farm land are also protected as they grow in, or next to land used for farming, with a continuous length of 20m or more and they are regarded in law as Important hedges as they are more than 30 years old and are valuable because of the mix of species they contain, and because they have historic significance so our routine maintenance like cutting is important.

5. The current approved planning permission to convert the garage into a one bed annexe for close family only and no chance of rental was actively approved by us because it¿s does not impact on our lives at all as the nearest part of the garage conversion regarding proximity to our hedge is about 9.5 meters with which we have no issues at all, but this proposed unit 2 is at the northern edge only 2.6 meters away as clearly shown on the plans lodged with you by Mr Bains. Our hedge is also a lot fuller and thicker than shown on overall plans with of course his boundary on inside of our hedge where the ditch was situated - as detailed in previous objection number 3.

6. The indicative plans show an access onto Nabb Lane with restricted visibility in both directions. Mr Bain has done a DIY job of thinning the hedge to improve his visibility splay. However, the evidence I have found, especially whilst coming out of our pedestrian access gate adjacent to the national limit sign and working on the lane along side Paradise Farm boundary wall speeds have actually increased. This is because drivers have a clearer view down the lane on one of the straighter parts on this twisty, hilly lane that lacks any policing and therefore the effect on highway safety has been totally counterproductive. Also, this historic hedge has been badly affected by this work and it has harmed the character of the lane and destroyed wildlife habitat - my understanding was it was to be realigned with a new hedge put in its place.

Because they have tall gates on the drive they also have to block the road temporarily while opening or shutting these which again considering visibility, speeds and the narrow nature of the road this is also a danger which will only get worse with more traffic entering and exiting the property.

7. We have had instances where dogs and people have come through gaps in the hedge (made by badgers or other wildlife) to walk across our field towards the designated footpath and on one occasion a dog was seen chasing the cattle by passing horse riders from the riding stables further down Nabb Lane. I had to go and notify the owner directly to get the dog under control quickly. But this conversely means that any future holiday makers that come might try to do the same rather than walk around to Nabb Lane and avoid this narrow lane with passing traffic.

8. The proposed development will triple the number of people using the septic waste facilities onsite and no provision has been made for the extra waste water or septic waste - the whole of Nabb Lane is not on mains sewerage or drainage. We have in the past mowed the grass for a previous occupant and the field was soaked when septic waste was over flowing. Mr Bain has since we believe piped the overflow further down the hill and in the past there has been overflows of drainage going down onto land next to the main Alton to Denstone road, which is unacceptable.

9. Mr Bains heritage statement says: ¿View from Paradise Farm (left) to Rosehill (to right of telegraph post). It may be possible to glimpse the southern of the holiday lodges from this viewpoint but the impact upon the setting of the listed building would be negligible. It would be little different to the current impact, as there is already a garage to the north of the proposed southern lodge¿.

But that view is misleading with being taken from our vehicle access gate it does not even show the garage slightly off the right edge of his picture taken in the correct view the garage is visible also considering unit 2 of the development is also right up against our hedge from our farmhouse, from Nabb Lane and field footpath it would be very clearly visible and not in character with any neighbouring properties.

10. Mr Bain has been very evasive on his plans, with his first submission location which was withdrawn - whilst clearing the site at the time he told me it was for parking if visitors came - even though there was no vehicle access to this area. Subsequently, when I was notified he had withdrawn that to relocate the holiday lets to our field side and was clearing that new site he told me he hadn¿t submitted the plans yet and has subsequently made no attempt to engage with us or any neighbouring properties before resubmitting or to give us any idea of what he clearly knew was going on - apart from a note asking to discuss only after I wrote and told him we were going to submit objections. Looking at the planning office site he has submitted lots of different plans with resubmissions and appeals that we had no idea of since approximately 2015, so seems intent on developing his garden without any consideration to his neighbours just to make money with total disregard to anybody else.

11. There is a history of rejecting similar developments at this property, previous submission ref SMD/2015/0756 - an application to develop existing garage into a 2 bed dwelling. This was refused via APP/B3438/W/16/3149708 which the majority of this still applies.

12 This development would cause us a measurable loss of amenity both regarding farming duties and home life.

13 Our weekly council dustbin lorry has to reverse all the way from the junction with the B5032 to our property as there is nowhere on the lane that he can turn around. So how any commercial waste will be collected is difficult to see with narrow entrance gates and very restricted turning in space with our agricultural hedge on a steep bank and electric pole opposite.

14 On the first submission the two holiday lodges were wooden cabins but on this new resubmitted proposal they are brick buildings that are permanent. This goes against what was put forward first which stated ¿The proposed holiday lodges will furthermore be non-permanent in nature, and thus will be capable of being removed from site in the event that they are no longer required for holiday let purposes in the future¿ also unit 2 has a larger footprint and higher than previous submission.

Regards

Steve Webb

Paradise Farm

Nabb lane

Alton.

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at https://www.staffsmoorlands.gov.uk/YourData

---