
From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2021/0187 Site Address: Glenwood House Farm Belmont Road Ipstones
Staffordshire ST10 2JR Stoke-On-Trent Comments by: Mr & Mrs Johnson

From:

Hill House Farm
Belmont Road
Ipstones
Stoke on Trent
Staffordshire
ST10 2JP

Phone:

Email:

Submission: Objection

Comments: Submitted 26/05/2021

As the application is for an annex to the primary residence, we believe that we have grounds to object on the following points.

1. Planning History
2. Obstructed access
3. Impact on health & safety
4. Water rights and supply

1. Planning History - There are still ongoing issues from the original planning development SMD/2002/1120 that was approved in 2002.

The 2002 approved plans 02/01171/FUL shows a small hard standing area approx. 10ft width across the front of the barn, marked inside the planning area. During the development, the Glenwood House applicant deviated from the approved plans and developed land outside of the planning area, in effect changing the land use from Agricultural to residential, without planning authorisation (see attachments A1 & A2).

This planning breach encroached on the Hill House Farm right of way, where previously milk tankers, delivery lorries, tractors and trailers had passed for an excess of 20 years without issue or obstruction.

In the letter dated 15th November 2005 from Mr Ben Hurst, planning officer to Councillor Linda Malyon on behalf of Mr Burton of Hill House Farm (1971-2019), Mr Hurst advised that he had investigated Mr Burtons concerns, two of which are relevant to the new planning application:

- a. Work to the concrete building – Mr Burton had raised the concern that Mr Wadley was going to convert the unfinished calf rearing unit into livable accommodation. Mr Hurst advised that while the building was no longer being used for agricultural purposes, as it had been in situ for over 4 years it was therefore exempt from enforcement action. This is the building in question, that the current planning application relates to, the conversion to livable accommodation.
- b. The formation of a new driveway diversion (this is the new roadway that the applicant states is the main access to the new build) – Mr Hurst advised that there was no planning permission for the access diversion but that the owners had described it as an agricultural track that did not require permission. This track is now the proposed access for the new application and is the only access to Coltscroft Barn, Glenwood House Farm and Glenwood House, who only have domestic access listed on their deeds. He also advised in his letter that the new section of track formed an easier route for larger farm vehicles that diverted them away from the proximity of the two existing dwellings that have no agricultural connection. Hill House Farm was and still is the only remaining working farm but access has been blocked to this track since 2019 and for agricultural use during Mr Burtons ownership. This new driveway diversion needs to be detailed in any planning applications as the legal use will be changing. Access along the original track close to the properties has been gradually restricted since 2005 until its present width was achieved in 2010.

2. Obstructed access - Having had the right of way through the farmyard for over 20 years, access has been gradually blocked to the extent seen now, where it is barely passable with a short wheel-based transit van and is totally impassable by an emergency vehicle, i.e. ambulance or fire engine. In 2019, Mark Walchester from the Leek fire service, advised that in the event of a fire they would not be able to attend as the track was now too narrow outside Glenwood House Farm. The current obstructions are in the form of metal fencing, boulders, trees, shrubs and reinforced posts.

3. Impact on Health & Safety - In the event of a medical emergency the only access is via air ambulance which is a serious concern as Hill House Farm is a working farm and 2 of the occupants are minors. The amount of traffic along the ½ mile farm track has doubled over the last 10 years and the track is not fit for purpose, there are in excess of 30 serious pot holes and one section drops steeply into the stream at the side with no barrier to prevent vehicles leaving the track. There are not sufficient passing places and delivery vehicles have to regularly reverse the whole way onto the public highway as there are no provisions for any property other than Glenwood House Farm to turn or safely pull in. Alliance Environmental have advised that although there is a need for waste collection due to the number of properties on the farm track, they are not prepared to collect at present due to the reduced width of the farm track and access issues.

4. Water rights and supply - The water supply is fed from a spring and the rights to this supply are to Booths Farm, Booths Hall Farm and Glenwood House Farm for agricultural use and a reasonable quantity prior to Hill House Farm and the overflow goes down to Riddings farm, the rights to the water are in that order. When Glenwood House converted the barn to Glenwood House Farm and the holiday chalets to Coltscroft Barn they became domestic but these two properties were supplied from the spring without consent of the other farms on the agreement. If any further development goes ahead then the water would then be proposed to supply a further property. Taking the demand from the original five properties to eight properties. There are often water supply issues, we have been advised that an additional pump has been installed at Glenwood House Farm, drawing the water away from the livestock at Booths Hall Farm and Booths Farm. If there are to be four properties on the Glenwood House development then there needs to be an assessment carried out by Severn Trent Water to arrange for them to go onto mains water as the spring cannot support any extra demand.

In conclusion the following matters need to be addressed before we can consider supporting the proposed planning application.

1. Access from Belmont Road to all properties needs to be resolved so that emergency vehicles are not obstructed by reversing delivery vehicles.

2. Hill House Farm right of way needs to be reinstated to a width equivalent to the 2005 surveyors report and as per 2002 approved plans, to enable access by emergency vehicles, tractors and delivery vehicles of all sizes.

3. Water supply needs to be assessed for mains water or legally agreed if spring water access is required.

All of the above facts are true to the best of our knowledge.

We believe the above facts to be a true representation.

Regards

Mr & Mrs Johnson

Hill House Farm

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