
From: planningcomments@staffs Moorlands.gov.uk
Sent: 31 May 2021 16:51
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 A P D Hallard

From:

Hay House Farm
Belmont Road
Ipstones
Near Leek
Staffordshire Moorlands
ST10 2JR

Phone:

Email:

Submission: Objection

Comments: We would like to raise our strong objections to the proposed planning application by Mr & Mrs Linnet, on the following grounds:

(a) This substantial building was erected, under the instruction of Mr & Mrs Linnet's immediate family members, Mr and Mrs Wadley, of Glenwood House Farm, we believe without any planning application having been submitted to the Council Planning Department, and without the safety and guidance of any building regulations. We cannot locate any Planning Application for this building on the Staffordshire Moorlands Planning Records, notwithstanding their Agent confirms it as a modern building. The building is not of red sandstone, in keeping with the historic buildings of the curtilage, but is a single-skin and rendered breeze-block building, totally out of character with its counterparts. We believe it was erected upon the site of a former tennis court at the property.

(b) The applicants' agent, Mr Malcolm Sales, has cited comparisons for the Planning Authority to consider, in respect of the proposed application by Mr & Mrs Linnet, namely those at Park Green Farm, Foxt, (SMD/2019/0489) and at Colley Hole Farm, Ipstones (SMD/2017/0554). These granted applications were in respect of existing, historic farm buildings of red sandstone, and in keeping with the farm buildings in situ. It is averred that these two granted applications cited are not comparable to the present application herein, and should not be considered as such.

(c) It is further averred that the current planning application by Mr & Mrs Linnet, whom we understand have two children, would be inadequate in square footage proposed of only 70sqm, to house the family into the foreseeable future, and more suitable accommodation for the family could be found in the locality of Ipstones and surrounding villages by the applicants, in any event.

(d) It is stated within Mr & Mrs Linnet's planning application that there is no public footpath in close proximity to the building. This is totally incorrect, as Public Footpath Ipstones Number 9 runs almost directly behind this building, and through the farmyard. This footpath needs reinstating and clearly signposting.

(e) We can confirm there is an issue as to water supply to the properties, as stated within the written objections by others, as the owners of Glenwood House Farm visited our own property, at Hay House Farm, making enquiries about picking up a supply from our water main, prior to the conversion of Coltstone Barn to a residential dwelling. We understand nothing further came of this, due to financial implications involved. It is within our knowledge from other residents at Glenwood that there are problems with water supply to the properties, and a further dwelling would add to this.

(f) We are concerned that the Council has not undertaken any site visit to the building whatsoever, as we believe the need for a Bird and Bat Survey would be self-evident. The land adjoins RSPB Woodland and is an area of Special Scientific Interest, teeming with birds and wildlife. Other protected species, such as newts, also inhabit these areas.

Bird and Bat Surveys were ordered to be undertaken at both properties cited by the agent, Mr Malcolm Sales, in respect of Park Green Farm, Foxt and Colley Hole Farm, Ipstones. As the proposed building has been merely used for storage for a number of years, as stated in the application, it is feasible that bats may have taken up occupancy.

(g) The applicants, Mr & Mrs Linnet, have stated that they need to provide land maintenance assistance to their relatives, Mr & Mrs Wadley, the owners of Glenwood House Farm. This land has never been farmed under Mr & Mrs Wadley's occupation since 1989, and indeed local agricultural contractors cut their field grass for hay each year and remove the same. No farm livestock has ever been kept since 1989 and Mr & Mrs Wadley have never been farmers, nor has there ever been any agricultural activity on site, a point which was raised by the Council's Case Officer, Mr Ben Hurst, when he initially refused planning to Mr & Mrs Wadley in their application SMD/02/00436/FUL, to convert Glenwood House Farm from two holiday cottages to residential. Since that time, a large parcel of their original land has been sold to RSPB, in any event. Indeed, as Glenwood House Farm was originally two holiday cottages, does not this substantial stone barn provide adequate space for the multi-generational family presently?

(h) As Mr & Mrs Wadley, the owners of Glenwood House Farm, have never been farmers, we are at a loss as to why there was ever a need for such a substantial modern building to be erected in the first place, on green belt land of Special Scientific Interest. We are further at a loss to understand why the local Planning Authority would have ever sanctioned the erection of such a building, when there appears to have been no specific use for it. No farm equipment or machinery is kept at Glenwood House Farm, to the best of our knowledge and that of others.

(i) Whilst Mr & Mrs Wadley, the owners of Glenwood House Farm, own the drive providing access to all the properties, it is not maintained in good repair and access to all the properties down the track, including those now belonging to other residents, has been deliberately narrowed into a series of chicanes by the Wadleys, making turning of even a standard car extremely difficult. It would be impossible for emergency vehicles to access any of the properties at Glenwood and further occupation of additional buildings would simply compound the problem.

(j) Mr & Mrs Wadley, the current owners of Glenwood House Farm, being immediate relatives of the applicants, purchased and owned ALL the properties at Glenwood, including Glenwood House and Coltstone Barn, both of which were sold to others. Indeed, Coltstone Barn, now under the ownership of Dr D Becker, was originally converted for use and occupation by Mr Wadley's daughter, Kate, who subsequently left and moved elsewhere. It was the decision of Mr & Mrs Wadley to sell Coltstone Barn, which could have been retained for further future family use by Mr & Mrs Linnet and their subsequent children. Mr & Mrs Wadley chose not to do this. We are not certain where the applicants, Mr & Mrs Linnet and their family, are currently living within the former farmstead.

In conclusion, it is our strong assertion that it cannot be right for the Local Planning Authority to grant a planning application upon a substantial, modern ancillary building, which was erected, without evidence of any previous planning permission having been sought or granted by that said Council, and without any building regulations enabling the said structure to be checked and monitored whilst under construction. Under the guise of being allegedly required for storage and workshop by Mr & Mrs Wadley, when no farming or agricultural activity has ever been undertaken at Glenwood House Farm, and certainly not since 1989, makes the true reason for the erection of this large building wholly questionable. It does not follow the style of other agricultural buildings, workshops or storage facilities in the locale. Moreover, it cannot be right that by erecting such a building, allowing a number of years to elapse, planning can then be sought and obtained to legitimise its existence, without questioning by the Council of the former matters raised herein. The alleged sudden need of this building for occupation by family members, when existing buildings, namely Glenwood House and Coltstone Barn, could have been retained in the ownership of Mr & Mrs Wadley and utilised for that purpose on two separate occasions. Coltstone Barn was previously occupied by their family members. It further cannot be right, that any such unauthorised building, if planning were to be granted to Mr & Mrs Linnet, could then be registered at H.M. Land Registry under its own Title Number, thus vastly increasing its monetary value by several hundred thousand pounds in one fell swoop. The granting of this application, we believe, would encourage others to follow suit, creating ancillary buildings simply for the purpose of financial gain. Whilst Mr & Mrs Linnet have applied for planning, we believe the building to be owned

by Mr & Mrs Wadley, who would then be in a position to subsequently sell off the converted property as a dwelling in the future, as they did with Coltstone Barn and Glenwood House.

In view of the above matters raised, we ask that Council Planning Authority reject the application by Mr & Mrs Linnet.

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