

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2021/0296

Site Address: Cheadle Equestrian Centre Eaves Lane Cheadle Staffordshire ST10 1RB Stoke On Trent

Comments by: Mr Colin Street and Mrs Christine Hall Private property owners

From:

Plantation House
Eaves Lane
Cheadle
Cheadle
Staffs
ST10 1RB

Submission: Objection

Comments: OBJECTION

We objected to the original application (SMD/2019/0088) in 2019 on several grounds, and many of these original concerns have not changed with this new application. Some of our concerns were confirmed and used by both Staffordshire Moorlands District Council, and Mr A Parkin, the Inspector appointed by the Secretary of State in the subsequent appeal process, at which planning permission was declined. The decision from the Planning Application (SMD/2019/0088), signed by Ben Haywood on behalf of the Staffordshire Moorlands District Council actually states:-

“While there are concerns over the design of the proposed development, fundamentally, there would be significant harm resulting from its location. The scheme could not be revised to mitigate or resolve those effects. As such, a “problem solving” approach, promoted at paragraph 38 of the NPPF, could not in this case help to achieve acceptable development and the possibility of amending the proposal was not discussed with the applicant.”

So, noting this back history, our objections to Application SMD/2021/0296 are as follows:-

1. SITE AND APPEARANCE OF PROPOSED BUILD

We believe this is, in essence, the same application as in 2019, but with a redesign of the property, using different materials to make the outward appearance more in keeping with the local area. However, it is still in exactly the same site that was refused previously, due to the fact that this land falls into an area designated in the Staffordshire Moorlands Core Strategy (SMCS 2014) and then subsequently adopted in the Staffordshire Moorlands Local Plan 2020 to 2033, as an area of “Special Landscape” (N8 N9).

Moreover, the original application in 2019 states that it would occupy 121.5 sq metres and the current application states that this 2021 build will occupy 2430.00 sq metres, and whilst these figures are so wildly different we suspect there is a problem with one or the other of the application calculations, to our untrained eye, it would appear that this application is for a much larger plot.

2. NECESSITY OF AN EXTRA BUILDING AS A “WORKERS DWELLING”

The current application states that there will be 3 WTE workers on site in the future, but the present complement of staff is 2 WTE provided by 1 full time and 2 part time workers. On site at present, is Stable Cottage, which initially was designated to be a dwelling solely for those running the Equestrian Centre Business, although this clause was rescinded in 2017 (SMD/2017/0609) However, the fact remains that there is already a 3 bed roomed detached house with separate garage on the 12 acre site of the business, with 2 occupants at present.

However, since the application in 2019 which was refused, there has been the development labelled 'Visitors' on the Site Plan attached to application SMD/2021/0296. We presume this did not need planning permission from Staffordshire Moorlands District Council as it is of a log cabin type construct, but it does have someone permanently living there, and as such, presumably has acquired a potable water source and a grey water and sewage solution, and has added minimally to the traffic on the unadopted track from Eaves Lane to the Equestrian Centre. (See later) There is no evidence that this dwelling has been used to provide accommodation for a worker related to the welfare of the horse breeding business, which is the focus of this application.

Moreover, in the last 12 months, 3 more potential dwellings have appeared on site, namely a 'shepherdess' type hut, and 2 'Romany' type caravans, with no evidence of occupancy to date, but with some evidence of unspecified pipe work installation.

We would therefore question the necessity of a further 2 storey, 3 bed roomed permanent brick built structure, occupying a plot of 2,430 sq metres for an increase of 1 WTE worker, when there appears to be ample opportunity for a worker to be resident in the existing on site options.

3. SEWAGE DISPOSAL

It is clearly stated in the 2019 application by Severn Trent that they see no issue with the proposal of a soak away into an adjacent field because ...it will have minimal impact on the public sewerage system, and that they ...do not require a drainage condition to be applied. There is no evidence that the area has been inspected for the consequences of a soak away in the field designated, and the same field is being proposed again in the 2021 application.

The new application shows a packaged treatment plant located adjacent to the proposed car parking space, draining into one of the paddocks labelled the 'irrigation field'. The written description of the system states all sorts of checks and balances before this system can be considered suitable, and we see no evidence attached to the application that these have been carried out to date.

Moreover, from personal observation, the position of this field means that it is on the sloping side of the valley in which the property lies, and it is often waterlogged in winter. Its natural drainage is downhill onto the poorly maintained unadopted track which has to be accessible to get to our property, and that of the adjoining Plantation Farm House. It also slopes downhill towards a second paddock, whose natural drainage would allow run off onto the public footpath separating the field from the rear aspect of the various properties along Eaves Lane.

We also raise again the question of where sewage from the new 'mobile' properties (Visitors' log cabin, and 3 huts/vans mentioned in 2 above) is going at present.

4 POTABLE WATER

Severn Trent Water Authorities supply water to all 3 properties with a postcode of ST10 1RB, (Plantation House, Plantation Farm House and Stables Cottage /Cheadle Equestrian Centre) from the mains water supply on The Rakeway. A small bore pipe 1" pipe was laid by previous owners of Plantation House. from The Rakeway, across another property into the land of Plantation House, and thence it is subdivided to supply Plantation Farm House and Stables Cottage /Equestrian Centre. This was agreed historically in the deeds of the various properties.

A 1" small bore pipe struggles to give any of the properties adequate water pressure now, and obviously, the more water demands placed on the system, the worse the problem gets. Addition of another permanent property can only compound the issue further, and supporting another property is not covered by the original agreement in the deeds.

If this application was to be successful, we would request at the very least that Severn Trent Water Authority are asked to consider the potable water issues, as well as the sewage disposal, related to this application, and perhaps consider an alternative way of providing mains water to Stable Cottage/ Cheadle Equestrian Centre, the

new build and any other mobile facilities that might be on site to try and maintain the quality of the service to the existing properties proximally on the current supply.

5 VEHICULAR ACCESS

Off the main Eaves Lane, is the unadopted track also called Eaves Lane in our addresses, but alternatively referred to as Plantation Drive in plans submitted to your department by other various applicanions over the years. This track provides pedestrian and vehicular access to ¿Four Oaks¿ several new builds at the bottom of the track, (which have all sprung up over the last 5 years or so), The Cheadle Equestrian Centre, Stable Cottage, Plantation Farm House and our property at the very end of the track, Plantation House. The track is owned by different properties at different sites, according to deed allocation, but Plantation House and Plantation Farm House have access rights along its entirety, as there is no other way of reaching these properties by vehicle otherwise.

The track is poorly maintained at present, particularly upwards beyond the section at ¿Four Oaks¿ to our property, Plantation House. This is due to a combination of water damage from poor field drainage, and heavy business traffic and delivery vehicles. We already have friends and delivery vehicles that complain whenever they have to come up the drive to visit us because of the size of the potholes in the section of drive corresponding to that servicing The Cheadle Equestrian Business and Stable Cottages.

Expansion of that business, 2 more cars for extra resident workers, construction traffic during the build, and the potential for extra field water can only compound the problem, further detracting not only from the quality of life of the existing owners, but also from the potential saleable value of our respective properties.

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