
From: planningcomments@staffs Moorlands.gov.uk
Sent: 14 April 2022 11:57
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : DOC/2022/0023 Site Address: Rosehill Nabb Lane Alton Staffordshire ST10 4AY Stoke-On-Trent
Comments by: Ann Webb

From:

Paradise Farm
Nabb Lane
Alton
Stoke on Trent

Phone:

Email:

Submission: Objection

Comments: ROSEHILL - DISCHARGE OF CONDITIONS

The application still states that there is no intervisibility between the lodge and public rights of way (ie the lane and the footpath in the adjacent field) and that the development has not already begun - this is yet again giving incorrect information.

REGARDING CONDITION 6

We stated at the planning meeting in August 2021 that there was insufficient space to plant screening between the proposed parking and our agricultural boundary hedge. We still object on the following grounds:

1). The applicant appears to be proposing planting hornbeam into a hedge that does not belong to him. This is our agricultural boundary hedge made up of hawthorn and holly and needs to remain livestock proof. Any interference with the hedge is likely to result in the escape of livestock into the applicant's garden and then onto the public road.

2). The planting of hornbeam so close to our hedge will eventually result in die-back caused by too much shade and competition for water - Carpinus Betulus can grow to 30 metres in height with a spread of around 20 metres.

3). No mention has been made of the height the new planting would be maintained at and if it is planted too close to the existing hedge it will interfere with the maintenance of our boundary hedge.

4). If growth overhangs our field (as shown on the plans) it will also interfere with our ability to use our farm machinery to maintain and harvest our field.

5). We therefore request that the new hedging should be placed at such a distance from our existing hedge that the applicant can properly maintain the height and spread from both sides without encroaching on, or causing damage to our property. The parking area would need to be moved to the front of the lodge to allow sufficient room for the required screening and its maintenance.

REGARDING CONDITION 21

The proposed lighting is entirely unsuitable for this purpose, we object on the following grounds:

1). The proposal is for lighting to be switch operated, this is unacceptable in a dark area of countryside with no street lighting - the proposer's own ecology report states that any lighting in sensitive areas such as this should be sensor operated and only triggered by larger bodies. Switch operation will result in energy waste and unnecessary light pollution.

2). No mention has been made of lighting provision in the vicinity of the lodges themselves. As unit 2 is so close to farmland used by owls, bats we would like assurance that there will be no 'dusk 'til dawn' light pollution to disturb their nocturnal movements, (as also stipulated in Condition 13 of the planning consent, and also as stated in Appendix C of the ecology report provided by Elite Ecology which accompanies this application).

3). The proposed lights for the pathway are too numerous (27) and sited too high and will therefore cause too much light pollution.

4). The type of bulb to be used has not been specified - bulbs should be either high pressure sodium or warm white LED to avoid disturbance to bats and other nocturnal feeders.

5). The proposed lights are made of thin, un-recyclable black plastic which will soon turn brittle in the sun and break, (Zinc is the brand name, not the manufacturing material). Once the 'eyelid' covers start to break there will be light pollution which will affect the residential amenity of neighbours and cause disturbance to wildlife. They are designed to be mounted on a solid wall, not wooden posts. Also, the style is too modern and not in-keeping with the surroundings.

6). The lights are only rated as IP44 but should be a minimum of IP65 to be fit for purpose and are therefore completely unsuitable (please see below):

<https://lightadviser.com> & ip44

What does IP44 mean? IP44 Rating Explained - Light Adviser

Now comes the question, ¿Is IP44 Rainproof?¿ Ip44 is not suitable for heavy rain. Rain is usually considered to be splashing water, and therefore IP44 lights can be installed outdoors. However, it is advisable to only use such lights directly on the house wall or under a canopy.18 Mar 2021

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