
From:
Sent: 17 May 2022 21:24
To:
Subject: Comment Received from Public Access

Application Reference No. : SMD/2022/0170 Site Address: Land To The North Of Hawes Farm High Street Ipstones
Staffordshire Comments by: Rosie & David Dobel-Ober

From:
53
High Street
Ipstones
Stoke-on-Trent

ST10 2LU

Phone:

Email:

Submission: Neither

Comments: Firstly, we are surprised that the council's webpage (<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=160246>) indicates that the Owner / Occupier of 53 High Street have been consulted on the matter. This has not been the case. We were kindly informed informally by the landowner of their intention to build on the plot, but not consulted by the council.

We are also surprised at the lack of communication around the application & no letter to us - and a yellow notice eventually appearing on the nearest lamp-post following complaints from other local residents about its absence.

Secondly, quoting Ipstones Conservation Area Appraisal, the planning statement indicates that Hawes Farm and Daisy Bank form an 'isolated hamlet'. The historical nature and appearance of both buildings is clearly highlighted by their relative isolation within the village. The planning statement identifies an existing issue (p.6):

Within the wider area of this part of the village, the historical character of Hawes Farm is diluted significantly by the later residential development in the wider locality where a range of building materials, varying buildings styles and visual appearance can be found.

Building two more houses in such a small area would add to the disparate nature of the more recent residential development and further dilute the historical character of both Hawes Farm and Daisy Bank. This is confirmed by the planning statement stating that (p.4):

An infill development comprising two detached dwellings can be achieved whilst maintaining the linear building form and character and appearance of this area of

the village.

Effectively, the infill development of two dwellings will be in keeping with the rest of the later residential development but detract from the original buildings, that are currently highlighted by their relative isolation within the conservation area.

A single dwelling may retain some of the character of the historical buildings, including the isolated hamlet element, by maintaining a visual gap between the more recent development and the original buildings.

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.staffs Moorlands.gov.uk/YourData>
