From:
Sent: 25 May 2022 10:52
To:
Subject: Comment Received from Public Access

Application Reference No. : SMD/2022/0226 Site Address: Kerry Hill Farm Eaves Lane Armshead Staffordshire ST2 8NA Stoke-On-Trent Comments by: Dr & Mrs Simon Cupples
From:

Greenfields Farm
Kerry Hill
.
Stoke-on-Trent
Staffordshire
ST2 8NA

Submission: Objection
Comments: Dear Sirs,

I refer to the application and wish to outline our concerns regarding the proposed development.

1. Access off Eaves Lane/Kerry Hill/Jack Hayes Lane to Proposed Development

As well as people already walking dogs here, the lanes are used by farmers, horse riders, cyclist general walkers/runners etc. Over the past 12 months, we have already seen a considerable increase in the number of vehicles using Eaves Lane, Kerry Hill and Jack Hayes Lane, vehicles that often travel at a speed that is dangerous. These vehicles not only include cars, vans and even heavy goods vehicles. On several occasions, accidents have only just been avoided.

There are concealed entrances along parts of the lanes where the proposed development and the site does not have good visibility as stated and parts of the lanes are very narrow (one car access). Furthermore, the road condition of the three lanes is extremely poor (potholes etc) due to the increased traffic flow.

Whilst fully accepting that some of the extra traffic has been caused by people using Eaves Lane/Kerry Hill/Jack Hayes Lane due to the works being carried out in and around the Bagnall and Milton areas, it is clear that these lanes will now be continued to be used as a ¿cut through¿. We feel that further increased traffic throughout the days and evenings is unacceptable.

2. Monitoring of Use of Proposed Site

We note from the Applicant¿s Design and Access Statement, that provision for four vehicles is to be made at any one time. There is no indication on how this number is to be monitored. There are numerous, unacceptable, places where further vehicles could be left causing obstruction to concealed entrances and to others using the lane.

We feel that it will be almost impossible to monitor activity here unless someone is in attendance all of the time that the proposed development is to be open.

3. Noise

Given the proposed opening times of the proposed development and its location to neighbouring properties, the increase in activity with have an impact on noise. The proposed opening times are from early in the morning until the middle of the evening. All of the neighbouring properties have animals including horses and livestock and the increase in nose from dogs barking and vehicular activity is of great concern.

In conclusion, we do not support the proposed development for the reasons outlined above and would ask that serious consideration is given to not granting the change of use.

NB: A copy of this will also be emailed to the Planning Department

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