From: planningcomments@staffsmoorlands.gov.uk
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access
Date: 07 August 2023 20:25:00

Application Reference No. : SMD/2023/0343
Site Address: Land At Ball Green Farm Woodhouse Lane Brown Edge Staffordshire
Comments by: Mr & Mrs Scragg
From:

Farm Lea
Stoke on Trent
Ball Green

Phone:
Email:
Submission: Objection
Comments: I write to inform you of my objection of Application Number SMD/2023/0343 regarding the change of Condition 11 from 6 days a year to 30 days. Below is my reasoning.

This was something the applicant voluntarily agreed to, to meet the concerns raised in the previous application. Note from Planning Statement Addendum on Application SMD/2021/0179 ¿1.5 The existing access at the northwestern end of the site is only to be used occasionally when transporting silage to the site, which occurs twice / three times a year (2 days at a time) so will only be used up to a maximum of 6 days per year. The applicant would be agreeable to the imposition of a planning condition to restrict the use of this access for transportation of silage¿ What has changed from this only needing to be used ¿occasionally.¿

From when the condition was put in place and the previous application being successful, I being a local resident to the farm believe that the usage of this access has already been above the stated 6 days within 12 months. I do not have evidence of this but do not feel this is my responsibility to record. This should be being monitored in some way shape or form. This is used more frequently than what was agreed. It also leaves a lot of mess on the roads which is never cleaned. The "Mud on the road" sign is no longer visible as this has grown in to the hedgerows. I also believe this gate access has been used for more than just the purposes of transporting sileage to the site. To the comment of ¿¿ equivalent to just 2.5 days a month¿ 2.5 days a month would technically equate to access being used over three calendar days a month totalling 36 calendar days over 12 calendar months.

To the point of the vehicles using this access being of an elevated position, I would like to add that even though this may mean the driver has better visibility of oncoming traffic, it gives less visibility to the driver of pedestrians walking by this access. This road is used frequently by members of the public, dog walkers and also children on bikes etc. I have witnessed these large vehicles coming out of said access without stopping at the junction or the entrance of the access gate to stop and look for pedestrians or vehicles. The pedestrian pavement that is in front of the Ball Green assembly of God is right next to this access and is in a blind spot to drivers coming out due to large trees blocking their view.

If this access were to be granted, I would want to understand how the usage of this access is going to be monitored to stop over use of this? This is not something I have already been informed on or made clear in the Planning Statement. I would also like to advise that this gate is not always securely locked, meaning the cattle from the farm have been able to come off of the farm grounds and walk freely out on to main carriage ways and surrounding streets. One of which is where our home is located. The last event that springs to mind of this

occurring was 25/12/2022 where approximately 15-20 cattle escaped out of this access gate and made their way down Bemersley road on to our cul-de-sac, trampling our front lawn. This has happened again since then, I did not witness this however a number of neighbours informed me and let me know that this was the reasoning behind the front lawn being damaged. These incidents are thankfully rectified quickly and I believe this to be because the Farmers family live adjacent to Farm Lea meaning they can react quickly due to them having visibility of these incidents. This property is however currently up For Sale. My concern is that if these incidents continue to occur, they may not be rectified as quickly if the property on Wilding Road is not occupied by family/workers of the Farm in question. This could lead to residents coming to harm from these large animals.

I would also like to understand why the residents of Gorsey Bank have not been consulted in writing, when this would directly affect these residents?

A note on the Planning Statement regarding the following comment "A review of the CrashMap website furthermore confirms that there have been no recorded incidents along Gorsey Lane for the last 23 years" This is being referred to as Gorsey Lane where this is in fact Gorsey Bank. This data is also only verified up to 2021 as per their website so i don¿t feel this can been a true reflection of data you are using in support to submit this application. crashmap.co.uk also state the following on their website. "The records relate only to personal injury accidents on public roads that are reported to the police, and subsequently recorded, using the STATS19 accident reporting form. Information on damage-only accidents, with no human casualties or accidents on private roads or car parks are not included in this data."

On a separate note I would like to mention that I do not believe the below condition is being met. Again, this is something that once the planning order was successful no steps were put into place to monitor and confirm this condition was being abided by.

"9. No deliveries including movement of animals shall be received or dispatched from the

site using the access road hereby permitted outside the hours of 07:00 and 19:00 nor at any

time on Sundays, Bank or Public Holidays. " Access to and from the Farm is definitely being used outside of the times stated above.

I look forward to hearing the response to my questions and concerns raised above and I am in hope of not receiving any further notifications of planning surrounding the applicant wishing to change/amend any of the conditions the previous application was granted approval under.

Thanks,

Residents of Farm Lea.

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