From: planningcomments@staffsmoorlands.gov.uk
Sent: 02 September 2023 11:01
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : DOC/2023/0064 Site Address: Ivy House Farm Rownall Road Wetley Rocks Staffordshire ST9 0BT Stoke On Trent Comments by: Ian PodmorePrivate Rownall Freehold resident
From:
Rownall Ridge
Rownall Road
Rownall, Wetley Rocks
Stoke on Trent
Staffs
ST9 0BT
Phone:
Email:
Submission: Objection
Comments: Application DOC/2023/0064 to discharge condition 2 imposed following the appeal of DET/2022/0004

I would like to register my strong objection against the removal OF ANY of the conditions, all of which form a critically important material part of the highly questionable decision which resulted in the successful restricted appeal of DET/2022/0004!

It should be recognised that the applicant was extremely fortunate to win this appeal and had the decision as previous, been based upon local knowledge of this rural protected Grade 11 listed, Green Belt area and its historical heritage significance, I¿m sure the appeal would have been lost? For this reason alone, it would be unsafe and inappropriate to discharge any of the imposed conditions!

Ivy Farm lies within the heart of the hamlet of Rownall occupying a very elevated dominant position with open views which completely overlook its extremely close neighbour Rownall Farm and particularly, it¿s Grade 11 listed Rownall Farmhouse which lies at a much lower level but within 50 metres and in full view of the exposed boundary with Ivy Farm!

These two very close neighbouring farms, Rownall Farm and Ivy House Farm operated historically in very close alliance sharing each others facilities such as the Stone Threshing Barn and other Grade 11 listed farm outbuildings. Rownall Farm House is an original ¿Staffordshire Longhouse¿ as is Ivy Farm House (currently). Rownall Farm House used to also function as an important community bake house supplying bread to local residents including those in Werrington and to this day, still features the huge internal wide chimney breast and bakers hearth. It¿s history and important past role in the local community surely makes it critical to carry out a detailed area heritage report before the substantial approved alterations commence on the Ivy Farm site as it transitions to become yet another multiple dwellings rental site within this former rural hamlet?!

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