

From:
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 08 January 2024 10:17:43

Application Reference No. : SMD/2023/0595

Site Address: FAR LAKES FARM Shaw Wall Lane Foxt Staffordshire ST10 2HT STOKE-ON-TRENT

Comments by: A Ash

From:

Newfields cottage
Shawalls Lane
Whiston
SoT
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ST10 2HS

Phone:

Email:

Submission: Objection

Comments:

SMD/2023/0011 Far lakes Farm

I oppose the planning application for a permanent dwelling at what is now called Far Lakes Farm. Planning application SMD/2023/0011. There is absolutely no need for a dwelling to be at this site. The land is in open country where development is not permitted (policy SS10 of the adopted local plan) The applicant purchased 2 fields years ago with the intention of buying stock and expanding to fit the criteria to apply for a dwelling on the site. Anyone wanting a farm buys a farm not create one by buying a small patch of land and going through the process to tick boxes to obtain permission to build. This site has dramatically changed the character of the landscape. It is totally out of character with the surrounding idyllic countryside of the Staffordshire Moorlands

In addition if the applicant wanted to manage this land for farming then there have been several opportunities to purchase properties close enough to the land from where the enterprise could be managed. There are properties for sale at present close to the site. Many farms manage stock without having a dwelling immediately next to their stock. With remote cameras and other devices it is possible to keep an eye on the animals. Most of the land used for the stock is rented land which is not even at this site.

If this application is considered then it will mean that all other applications of this kind in open country will have to be considered. I myself now know what hoops one has to jump through to try to gain planning permission for a dwelling in open county. As my home is no longer a quiet place to live I may be putting in such an application .

The current temporary dwelling is far too close to my house and significantly harms the privacy and enjoyment of my property .A permanent dwelling on this site would cause further infringement.

In the last committee meeting the committee proposed to refuse the application but were persuaded by a planning officer to extend the permission for the temporary dwelling just for a few months as it may put a family out of house and home. A following article in the local newspaper claimed sympathy for the applicant as SMDC were putting a farmer out of his home. The applicants already had (and still have) homes when they purchased the land and built up their stock on this site which is a distance from their home.

The temporary dwelling should have been removed in November 2022 . I have had to live with this for at least a further year while there has been delay after delay.

Whist the temporary dwelling has been on the site it has proved to me what an enormous impact the noise , light and disturbance has on my life. No one living in open country should have to put up with this. There is an almost constant stream of vehicles and caravans coming and going at all hours, people shouting , dogs barking, children screaming doors banging and loud machinery being used and in addition bright lighting at all hours. This site is not just a farm it is a hive of several activities. No other farm needs to have numerous diggers, dumpers and other machinery including chain saws and angle grinders, mowers ,strimmers operating at all

hours . It is impossible to sit in my garden for peace and quiet or to work from home or even to sleep at night with that amount of noise and disturbance.

The wildlife in the area is affected with lighting disturbing roosting bats and owls , noise disturbing nesting birds and potential pollution of the adjacent watercourse. The residents of Far lakes even trim and mow the wildlife from the road verges into the village.

Many local residents are shocked and unhappy with the development but are afraid to speak out. Nobody would like this to appear right next door to their house as it has next to mine.

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