
From: planningcomments@staffs Moorlands.gov.uk
Sent: 25 March 2024 21:57
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Application Reference No. : SMD/2024/0044 Site Address: LAND OFF Cheddleton Park Avenue Cheddleton
Staffordshire Comments by: Mrs Goodwin

From:
Cheddleton Grange Farm
117 Cheadle Road
Cheddleton
Cheddleton
Staffordshire
ST137HN

Submission: Objection

Comments: My family owns the land surrounding the site and Cheddleton Grange Farm Farmhouse, which is our family residence. It is a medieval grade two listed farmhouse, as is one of the barns grade two listed.

There are several points in this planning application to which I and my family object.

Firstly, the proposed bungalow will be visible from the medieval, grade two listed farmhouse.

Secondly, I contacted the planning officer in charge of the case with regards to the site plan, as part of the application was for planting a section of 'Scrub' on land belonging to us. There are categorically no plans to dispose of any further land to the agent or anyone else, or to allow its use in this way, not least because and proposed plants may be poisonous to our livestock. The agent's response was that the application site plan would be amended, and updated on the application. It is noted that this has not occurred, neither has any statutorily required notice been issued to us as the required alternative to amending the site plan/application.

Thirdly, it is noted that the proposed access 'road' on the application, to our land, (as retained on conveyance of the site to the agent, which grants us an easement across the site from Cheddleton Park Avenue to our land, to include access for farm machinery and livestock (said livestock which would obviously have to be in a livestock lorry for safe and proper conveyance), is in such a position on the site that the gradient of our adjoining land would make it impossible for us to use the easement as agreed in the conveyancing document. (A copy of which may be supplied on request). The access would have to be where the proposed bungalow would be positioned, as all other points on the border of the site belonging to the agent have far too steep a gradient to safely access our land with the necessary aforementioned lorries/farm machinery. There are no suitable access points for agricultural machinery or livestock lorries at the entrance of our land from our farmyard which is why we expressly retained the easement at the point of conveyance. Without full and proper access to our land from the end of Cheddleton Park Avenue, there would be no possible way for us to maintain the safe welfare of any livestock we run on our land, and, of even greater concern to public health there would be no potential way to remove any fallen stock, which is a legal requirement from DEFRA due to the fact that dead stock form a high risk of spreading disease through residues in the soil, groundwater or air pollution.

Due to my expression of the aforementioned points, I would hope that this planning application would be considered highly inappropriate with potential risk to animal welfare, public health and the detrimental impact on a listed site.

Regards

Mrs Goodwin

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