
From: planningcomments@staffs Moorlands.gov.uk
Sent: 17 July 2024 10:21
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2024/0270 Site Address: Land adjacent to Brandon House Farm Town End Road
Foxt Staffordshire ST10 2HN STOKE-ON-TRENT Comments by: Anthony Cobb & Nicola Moss

From:

Brandon House Farm
Town End Road
Foxt
Stoke-On-Trent
England
ST10 2HN

Phone:

Email: Submission: Support

Comments: Re: Land adjacent to Brandon House Farm / Bitstone - SMD/2024/0270

We are writing in support of an application for the access point to be at an existing field gate at the northern part of the plot, rather than through our driveway off the single track.

Our reasons and concerns are:

1. Our entrance is just after a blind bend which is a single track road, which is not council owned. More cars will increase 'intensity of use', thus more danger for local residents, walkers, children horses and dogs. It is also a public footpath with no street lighting on our part of the track. Cars and pedestrians already have to take great care at our turning point.
2. The new dwelling is a family sized house which has the potential to have multiple vehicles, increasing the intensity of use, and would bring noise and light pollution into our living area.
- 3i. We are in a Conservation Area and the previously passed access point would involve demolishing an ancient stone wall and increased traffic could possibly destroy the roots of a large ash tree with a TPO on it, situated at the turning point. It would also destroy our farm track as it would involve vehicles driving over the grass centre and grass verge.
- 3ii. We have also read in the Conservation Report that there was a former dwelling in this plot and so the field gate entrance must have been the access point or there was another access point? We also understand that historically there was a farm track from the field gate to Brandon House Farm, so we hope you can see that having this as the entrance would not detract from the heritage perspective and that if the entrance was designed to look like a field track it would sympathetically merge into the plot, as has been suggested in the application.
4. From our own experiences, the turn-in from the unadopted private track is very tight as it is. Not only would it be an extremely awkward turn into 'Bitstone' for a standard vehicle, it would be almost impossible for emergency vehicles or any large service/delivery vans to gain access to the property. Thus again a higher danger for public safety.

5. We bought Brandon House Farm in March 2021, planning permission for a detached bungalow was passed previously for a dwelling for family members on health grounds, and thus having access through our gate and driveway could have made sense then. This is no longer the case.

We feel the solution and more common sense solution would be to use the existing field gate. This would be a much safer option and previously the local highways department did support the entrance at the field gate. The access into and out of the plot would be of a similar standard to existing neighbouring properties with adequate turning space within the property boundary to allow forward access onto the road. There is good visibility in both directions in this location and it is far wider.

The existing field gate would do less significant harm than creating a new one off our driveway, in regards to the impact of the character of this ancient part of Foxt, overall safety and impact on us. The public benefit would outweigh any level of perceived harm of using the field gate. It would be in the best interests of the whole of the community.

It does not justify 'Town End' residents having unnecessary additional traffic along Town End Road by requiring both dwellings to share an access and we feel the heritage argument for not using the field gate does not stand any more. We know it would have a huge negative impact on our privacy and especially in regards to light and noise pollution.

We know we have the local residents support as we have already gathered a signed pledge of support with over 50 signatures on it - in support of using the existing field gate.

Anthony Cobb and Nicola Moss

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