

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 17 July 2024 15:22:05

Application Reference No. : SMD/2024/0262 Site Address: Hayes Gate Farm Star Bank Oakamoor
Staffordshire ST10 3BN Stoke On Trent Comments by: Cotton Parish Council
From:

Cotton Lane
Cotton
Stoke on Trent

ST10 3DN

Phone:

Email:

Submission: Neither

Comments: Cotton parish council met on 16.07.2024 and considered this application. The application has been sent to Oakamoor parish council for consultation - despite not being within Oakamoor parish. The site is on the border of Cotton and Farley parishes and neither parish has been consulted. Councillors had the following comments to make:

Hayes Gate farm was originally a farm with a single farmhouse. If this development goes ahead there will be the original farmhouse, and two additional barn conversions. Is there a risk of overdevelopment?

Secondly, an application very nearby (SMD/2024/0072) for a residential annex adjacent to the substantive property has had strict conditions imposed (conditions 4 & 5) in that it is not an independent residence. How does the situation at Hayes Gate differ? The original application was for ancillary accommodation.

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