

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/B3438/W/24/3346146**

#### DETAILS OF THE CASE

Appeal Reference APP/B3438/W/24/3346146

Appeal By MR. D. CLEMENT

Site Address  
Ball Green Farm  
Gorsey Bank  
STOKE-ON-TRENT  
ST6 8AR

#### SENDER DETAILS

Name MR CRAIG RUSSELL

Address  
Farm Lea  
Ball Green  
Stoke on Trent  
Staffordshire  
ST6 8BL

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

## YOUR COMMENTS ON THE CASE

I OBJECT to the application for the following reasons.

The entranceway / access location to the site is on a narrow country lane metres away from a very tight bend whereby the framing vehicles with trailers and equipment being towed have to drive on the wrong side of the road in both directions. This in turn not only causes inconvenience to other road users but poses a risk and danger to them also.

It is apparent that the more this access is used the greater the danger to others.

The current access located at the farm and has been used and is deemed suitable is located where visibility is far more clearer and is not obstructed. Why all of a sudden is this access no longer suitable. Yes it maybe slightly less convenient than the applicants preferred option but this should not be a consideration but should not be considered over the safety and it's unsuitability.

When the original planning application was submitted and approved the applicant clearly stated that there would not be a need to use this access to the site for no more than 6 x days, in order to get the grass in for silage. Not long after gaining planning permission the applicant was granted the equivalent of 30 x days usage again for silage. Once again been granted the permission on these grounds. From the evidence provided by the applicant it was clearly stated that the farm could operate without any issues under these permissions and on that basis and on the applicants own management plan. It is apparent that this was in fact incorrect and that the plans and evidence was either incorrect or flawed.

There are numerous residential properties that are located directly on the road in question with only one pavement. There are also residential properties that back onto the track that leads from the site to the road.

Since the expansion of the farm towards these residential properties there has been a substantial increase in the farming vehicle machinery as well as fixed apparatus also.

Residents have a fundamental right to privacy and to live a quiet life as stated in law. There is no reasonable argument for the applicant to use Thai access on a permanent basis as the farm already has suitable access located at a far more suitable site with less dangers and issues. If the previous granted plans and applications are not serving the applicants needs, that is down to poor planning design applications and again should not be a reason alone for the agreed planning permission to be changed AGAIN.

Also there have been a number of occasions when the farm have failed to ensure the extremely basic safety elements of ensuring the proposed gates are securely closed to prevent their herd from escaping the site.

It is a miracle that nobody had been seriously injured when the cattle has 'stampeded' on panic and distress via the open gates onto this lane and straight out onto the main road where traffic was abruptly brought to a chaotic halt on these occasions.

I would imagine that most of these incidents have not been reported as people do not bother to report it to the police due to the long call waiting time and don't expect any action to be taken. Despite this these incidents should not be dismissed lightly again due to the obvious reasons and the inevitability of a tragedy occurring.