
From: planningcomments@staffs Moorlands.gov.uk
Sent: 09 October 2024 15:01
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2024/0385 Site Address: Caverswall Creamery B Holding Roughcote Lane
Caverswall Staffordshire ST11 9ES Stoke-On-Trent Comments by: Mr & Mrs Bratton
From:

Roughcote Lane
Caverswall
Stoke on Trent

Submission: Objection

Comments: There are no details on how the seating extension will affect the increase of footfall, visitors and traffic generation, thus affecting neighbour amenity by virtue of noise, litter, privacy and additional vehicle movements. For example, there is no noise survey therefore the proximity to existing residential properties including ours may require mitigation. It is not supported by evidence that mitigates any impact on neighbour amenity in terms of the afore mentioned noise, privacy and additional vehicle movements. We would ask the local authority to request appropriate details that can demonstrate that there is no negative impact on the above so the application can be properly evaluated.

Conditions of the previous planning application states, 'to ensure that the living conditions of nearby neighbours in particular at the adjacent dwelling known as 'A Holding' are adequately protected from noise or other disturbance that may arise from the comings and goings of customers'. An extension of the seating area would generate more noise and disturbance therefore the adjacent dwelling will not be adequately protected.

The decision report from the previous planning application states, 'The outside seating area complicates the assessment but its use will be weather dependant and self-limiting by scale'. Now that an extension has been applied for to increase the scale, what assessment will be put into place?

We are concerned about the cumulative impact of the development as it is growing from an unmanned small rural shop to a destination. Whereby public can attend not only the mobile pizza van as passed in the last planning application but also pumpkin picking, Christmas tree selling, tractor & trailer rides, harvest festival, scout tours and the maze etc.

There is no formal objection from the highways but the increase in vehicles can only exacerbate the issue of gravel rolling down on to the lane, causing issues for motorists and motorcycles not visiting the creamery.

While we support farm diversification there must be mitigation for protecting neighbour amenity.

This application, if passed will only invite more noise and disturbance and we would be grateful if you would take this into consideration whilst making your decision.

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