

Objection to Planning Application SMD/2024/0429

To whom it may concern

I am writing to object to the above planning application.

My objection is on the basis that the application has:

1. Significant material effects on my living conditions, my dwelling being immediately adjacent to this development
2. Significant visual impact on the landscape
3. Impact on the local ecology
4. Loss of privacy to my dwelling, being immediately adjacent
5. Creates more traffic issues when there are no traffic issues to solve
6. The development will have noise (and odour) impacts on my dwelling by the housing of livestock in the new barn adjacent to my dwelling which is not considered in the design and impact statement
7. The development will result in the loss of utilities services to my dwelling which is not considered in the design and impact statement

1. Significant material effects on my living conditions

The new agricultural building will house machinery and farm animals that will directly impact the enjoyment of my dwelling, patio and garden.

By the applicant's own admission, they do not use the existing barn they claim to be replacing.

Therefore, the application introduces new activities immediately adjacent to my dwelling. This is not addressed or considered in the design and impact statement

It is my belief that the activities the applicant states they will carry out in the new building will significantly and materially affect my living conditions; for example the housing of livestock immediately adjacent to my dwelling.

The applicant makes no assessment of and does not address in any way the increased agricultural traffic that would service the new agricultural building from the proposed new access point, and that will pass adjacent to my dwelling.

2. Significant visual impact on the landscape

Current view of where the proposed barn is going to be installed:-



From the applicant's proposal, I believe this is how the new building will sit in the existing landscape: 14x7x4.6m shed is built (approx. scales)



View from the road of the existing hay barn:-



The new agricultural building will be an addition to the landscape which will have a significant impact on what is currently open farmland / countryside.

The new building will be visible from significant distances around, given its prominent position overlooking Horton Hay and to Biddulph Moor.

No attempt is made to address or mitigate this impact in the design and impact statement.

My belief is that the minor efficiencies the applicant claims they will gain in erecting a new building do not justify that new agricultural building in a new site.

Therefore, the application has made no material argument or justification why the existing building cannot be renovated or re-built on its existing site.

With regards to the matter of scale, it is stated the proposed building is proportionate to the existing barn. However, that proportionality is irrelevant as the setting of the new building is completely different to the existing building. Therefore, arguments about proportionality, whether true or not, do not in themselves rationalise or justify erecting a new building.

3. Impact on the local ecology

The new proposed driveway will require :-

- The uprooting of well established hedge-row;
- Felling of existing trees in a long-established orchard - This needs to be clarified as the drawing are clearly indicating it will not be removed or altered. I believe that it would affect T14, T13 and possibly the roots and foliage of T12.

The degradation of hedge-row type habitats and habitats that support pollinators is well known and there is no consideration of these matters in the application as made considering the new driveway is not required and does bring the safety benefits the application implies (outlined further below at point 5.)

4. Loss of privacy to my dwelling

The new agricultural building will bring a loss of privacy to my existing well established external areas through the re-siting and presence of commercial / agricultural activities.

There would be no such loss of privacy (and no objection) to the renovation and rebuilding of the agricultural building on its existing site.

Any work outside of daylight hours will significant impact my property because of the external lighting the applicant would need to work.

5. There are no current traffic issues and the application creates more traffic issues than it solves

In the design and impact statement it is suggested the applicant has an issue with headlights shining into their property.

The application does not appear to have considered any other solution other than to make a significant material change to the existing access arrangements – for example installing a solid powered access gate that blocks the headlights. (Although I do not believe it can be considered a planning, I would state for transparency the applicant has no agreement from myself in respect of the necessary changes needed to the relevant deeds of the properties).

Moreover, the proposed driveway does not make a “vast improvement” to my dwelling as claimed in the introduction to the design and impact statement. The applicant’s parking would still be outside of my dwelling’s windows and this is by far the most significant impact from the current arrangement.

The application submits no professional opinion to support its assertions regarding traffic and the respective safety arguments.

In respect of traffic safety, I would state the following from my experience and use of the property over the last 30 years:-

- The application has submitted no accident or incident data in respect of traffic to support that there is an issue in safety or that any such issue would be resolved. I noted that Ms J Ormornd has stated that there is poor visibility from the main driveway and it was stated the new access would be safer. I have been associated with the property for over 30 years and lived on the property at Longcroft barn for over 12 years and in that time there has never been any issues of accidents.
- Currently access and egress to my property is on a level surface opposite a T-junction where vehicles are slowing down to turn. Vehicles using this access has a clear vision in all directions at entry and exit to Townsend Farm. The new proposed access/exit will be on a slope with the height of the slope indicated in the picture below.



It will also be below the brow of the hill for vehicles coming down Dairy house lane which is also shown on a second picture also on a further picture taken 07/10/24 approx. 17.30 highlights restricted vision when the sun is setting in the West which is in one of the peak times that the road is used daily.

I would highlight I have a issue with the slope of the proposed new access which falls to Lea Laughton Lane and in poor wintery weather conditions I could slide down on to the lane especially if exiting with a full trailer and also I would then need to turn up the hill which when not maintained in winter conditions or the local council have been caught off-guard by the weather it will make the entry and exit far more dangerous than the current entry point which is approx. a 3m drop to the road from the current access. This current entry/exit point has not changed since Townsend farm was built in the 18th century and I see no Justification for change, I believe if the new entry /exit point was granted you will be changing a safe access and egress (0 accidents or incidents) to one with a higher and more difficult and dangerous point of entry and exit (unknown accidents). Any change in my opinion would be increasing risk of accidents and putting myself anyone entering or exiting my property and other highway users at risk.

- If the new access /egress was granted I would have to get to the junction turn left then stop on the road before then turning into the proposed drive which causes additional danger for any road users especially if there were gates as per the current set up. Even if there was no gate and a car was traveling up the hill I

would need to stop in the road over the brow of the hill instead of where I currently stop at the T-junction in a safe location visible from all directions. If any one was entering and exiting the proposed access then if a vehicle was travelling at mean average speed especially from the Dairy house lane route as it has a more restricted view would not have enough stopping distance for a vehicle exiting and turning up the bank.

Views from current access where you can see in all directions



Views from the proposed access where you can only see vehicles on Lea Laughton lane



- When reviewing the current application and the proposed access road it runs from the road and in my opinion knowing the farm and orchard and reviewing all the plans there would be the need to be removal of some of the apple trees including a well established Bramley tree. These have not been highlighted on the plans. Removal of these trees that have been established would not justify a new roadway and for years the family has enjoyed the fruits of these trees.
- Although I object without caveat to the creation of a new access road, for the reasons already stated, should the authority be minded to grant the planning permission, I request in order to prevent the jeopardy of having the increased

nuisance and hazard from the new access and the applicant continue to use the existing point, permission is granted with an enforceable condition that construction of the new access road is only allowed subject to a condition that the existing access road to be removed has been agreed between all parties with right of ways over that road; and an enforceable condition that the existing access road is stopped up and hedgerow planted within one month of the new access road being in use.

6. The new development will have noise & odour impacts on my dwelling

The new agricultural building is a new development immediately adjacent to my dwelling.

No attempt has been made by the application to assess or address the noise impacts from the uses, as stated by the applicant, for this new development.

By the claimant's own admission, they do not use the existing barn they claim to be replacing and therefore there is no comparable activity. Therefore, this application would introduce new activity adjacent to me dwelling which could have significant noise impact on the dwelling.

The new activity includes the housing of livestock and the application makes not attempt to address the issue of odour.

7. Loss of utilities – water and electricity

The application does not address the removal of utilities – water and electricity supply to my dwelling – that would be required to install the new driveway.

The application does not address the replacement or re-routing of these utilities, which in my opinion should be a relevant part of this application.

(Where the proposed new access is proposed, it passes over the mains water isolation to both Longcroft (on the grass verge outside the hedgerow) and Townsend Farm (inside the hedgerow in a brick duct) and also passes over the mains electricity cables to Longcroft Barn through the orchard.)

If this application goes to planning committee I would register now my interest in speaking at the committee in support of my objection.