

**From:** [planningcomments@staffs Moorlands.gov.uk](mailto:planningcomments@staffs Moorlands.gov.uk)  
**To:** [Planning Comments \(SMDC\)](#)  
**Subject:** Comment Received from Public Access  
**Date:** 18 December 2024 17:29:58

---

Application Reference No. : SMD/2024/0520

Site Address: Peartree Farm Freehay Road Mobberley Cheadle Staffordshire ST10 1TR Stoke On Trent

Comments by: Gill Cox

From:

2 Ashlea  
Freehay  
Cheadle  
Stoke on Trent  
Staffordshire  
ST101TR

Phone:

Email:

Submission: Objection

Comments: The main areas of concern for the planning application are as follows

Access - the access to the properties are via a lane not a driveway as stated in the application. This lane is an access lane to the 4 properties including Pear Tree Farm. It is a single track residential NOT commercial . When the Quarry applied for the access for this lane it was granted with restrictive use. The quarry maintain the lane from the Freehay Road to where the footpath joins at the top of this section. At the top of this section there is a wider place where vehicles can pass. However, on the plan it shows passing area near the junction with Freehay Road. This is not a specific place, it is not wide enough for 2 larger vehicles and sometimes this means a vehicle may have to reverse back onto the main road which has traffic travelling at high speed from Mobberley direction. The photographs show a wider area than usual as the applicants had cut the verge before the photographs were taken for the application. The area highlighted on the plan is not hard surface it is the grass verge part of the access road.

The lane is also not suitable for larger vehicles on a regular basis, eg deliveries. It is unmade from the top near the footpath all the way across to Mr Gordon's property and large potholes will appear if lots of traffic are using the lane. Since moving into Pear Tree Farm , Mr Johnson has never attempted to make good the lane and if it were not for my husband and brothers and Mr Gordon the potholes would be very deep. This is a major concern ongoing.

As for delivery vehicles and the 17 cars which can be accommodated for parking - again this lane is not appropriate for this amount of traffic. The main concern is that if the business expands further where would they park - on the lane which would impede on the residents movement up and down the lane.

Another concern is when vehicles are leaving Pear Tree Farm they may be oblivious to the traffic travelling from the right behind them. This could also include horses which are kept on land adjacent to 2 Ashlea and use the lane and have done so for over 25 years. Horses with carriages are not able reverse up if vehicles are on the lane. Also, with parking spaces being introduced and these will be hard surfaces and it is a concern where the surface water will run to. The lane opposite the entrance to Pear Tree's drive has a gully and this fills up and floods the lane obviously if the surface water runs into the lane it will cause inconvenience for residents and walkers who use the footpath.

Another concern is if the business expands further they will open more days as they have given opening trading hours for the 7 days. I also understand Mr Johnson has recently sold his retail premises in Cheadle and intends to run this business from Pear Tree Farm , which could also increase visits to the premises from customers and deliveries.

The signage at the bottom of the lane is also a concern at nearly 2 metres high this may restrict vision as leaving the lane entrance. As a matter of interest has permission been obtained from the Quarry for these signs to be placed on this land as this is their verge.

Another concern is noise from the business - car doors etc - sound travels and this will affect the tranquility of the properties especially at the weekends.

2 Ashlea has been my family's home for the past 68 years and this application will change the environment, the seclusion and peacefulness which has been enjoyed for all of this time.

---

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.staffs Moorlands.gov.uk/YourData>

---