

From: [Lorraine Forrester](#)
To: [Planning Comments \(SMDC\)](#)
Subject: OBJECTION TO: Application Number: SMD/2024/0520
Date: 20 December 2024 12:51:38

Owners of 1 Ashlea, Freehay, Nr Cheadle, Stoke-On-Trent, Staffs. ST10 1TR Neil Forrester and Lorraine Forrester

To Whom It May Concern

Application Number: SMD/2024/0520
Application Name: Mr Carl Johnson
Location: Peartree Farm, Freehay Nr.Cheadle

Proposed development: Removal of redundant stables, various unsafe timber structures, for the proposed redevelopment of the site to create a plant centre with a coffee shop and gardens.

We are writing to object to the proposed development at the above site.

We have listed below the reasons for our objection and the very real concerns which we have centred around the above proposal at this site and the unsuitability of such a proposal at this location.

1. The access road which has been referred to as a DRIVEWAY on the plans, is in actual fact, not a DRIVEWAY but an ACCESS LANE for the residents who live along the lane and Cheadle Footpath No.7, for walkers.
2. When the quarry installed the new access for the properties which it served, it was provided for the residents with the following conditions. These were that the quarry would maintain that particular part of the access, as they would need to enter the soakaway area for maintenance purposes.
3. Another major problem is the poor condition of the lane. It is littered with potholes. Water pooling occurs due to poor drainage. These have to be repaired and filled in frequently, by Old Freehay Farm and 2 Ashlea. This is a constant throughout the year, but especially during the wet winter months. Where it becomes a laborious task. This needs to be done in order to make the lane passable, for both the small volume of traffic which uses it and the many walkers that traverse the footpath.
4. From a safety aspect, the additional traffic which will be entering and leaving the lane if the above proposal goes ahead is of real concern. The planning states that there is good visibility joining the main road from the DRIVEWAY, (which again isn't a DRIVEWAY but an ACCESS LANE) and there are sufficient passing places. We totally disagree with this statement. As you drive up the single lane, there is a grass verge on the right, all the way up to where it joins the lane and footpath No7. This is unsuitable and not intended to be used as a passing facility for vehicles. The mouth of the lane before you turn onto the main road only has enough room for one vehicle. This means that if someone is wanting to turn into the lane, someone will need to reverse back. This could potentially become a dangerous situation, as traffic could be backed up down the road onto a blind bend. It could also be backed up with traffic coming down the road waiting to turn right into the lane. At the same time there could be a number of vehicles waiting to exit the lane. In

other words gridlocked. That road is national speed limit and is littered with artics and other big vehicles besides cars. It is a road which motorists do drive fast along, therefore rendering the road unsafe to reverse onto and block up with traffic.

5. Another problem is the pavement which runs along that road. The pavement is impossible to use for most of the year due to overgrown hedges, which grow out over the pavement. The grass verge has grown all across the pavement itself. Therefore the many pedestrians that use the pavement, which includes people with pushchairs and prams and young children, frequently have no choice but to walk on the road. This has been a problem for years. Another reason not to add potentially more problems and danger to this road.

6. The passing place which is situated at the top of the lane, we suspect will get used by tea room traffic when the car parking spaces at Peartree Farm are full.

7. The other safety aspect is vehicles exiting Peartree Farm. People should give way when leaving that property, in order to allow any vehicles, walkers or horses coming down the lane from where the residents live to pass safely. I suspect, many people visiting the proposed Tearoom will not be aware of this or just drive out anyway.

8. At its busiest there are 17 car parking spaces which could be occupied at the proposed development site. What happens when additional traffic arrives and can't get parked. How will people know that all the spaces are occupied. Will they park in the lane, in the pull in, or further along the footpath which exits onto the main road. This would then block the pedestrians right of way and could also block the way for vehicles trying to enter or leave the lane. The other concern is would they make the decision to drive along the lane past the Tea room to where the residents live, which has a blind bend and no passing points. Would they then use the residents driveways to turn around or park up and block the residents drives. Again this part of the lane isn't suitable for copious amounts of overspill traffic and having no passing points, would mean having to reverse if meeting up with traffic from the other direction. This again is another safety issue, posing a threat to both vehicles and pedestrians. The other concern surrounding this is how would it affect access for emergency services.

9. The lane is well used and enjoyed by walkers with their children and dogs. I can't begin to imagine trying to navigate that volume of traffic with children and dogs. You have to step up onto the hedgebank in order to allow vehicles to pass. This extra traffic will undoubtedly cause problems and a risk to people trying to walk along it. The footpath has been enjoyed for years by walkers.

10. The lane has been used for 25 years by a family who keep horses on the field below Ashlea 1 and 2. They come to the horses at least twice a day. During the summers months they either hack out or go by horse and carriage. It's lovely to see. Meeting cars who are not aware of horses on a blind bend would be of a big concern and potentially dangerous..The people who live along here or use the lane to visit the residents are well aware that there are people walking and using the lane with horses. They therefore, drive accordingly, with due care and attention. I fear that this won't be the case for all Tea room users. You shouldn't have to be worried about leaving your house because of the safety issues surrounding it.

11. As we have witnessed with other Tea rooms in the area, when they become successful it is inevitable that the next step is to expand and grow the business, which is another real concern with all the added problems that would bring.

12. We live at No. 1 Ahlea, the property that borders onto the proposed planning site and are in very close proximity to this proposed development. Ashlea 2 been joined onto us on the other side. My family has lived here for 55 years. The reason for my family moving here, was for the peace and quiet of the countryside and the beautiful views. During the summer months, when sitting outside, it is lovely to listen to the many different bird songs. The diversity of birds and animals which reside here, are due largely to and attracted by the tranquillity of these surroundings and lack of people and traffic. This would be greatly affected by the intrusion of the proposed plan next door. The noise from the vehicle movement, opening and shutting car doors, and people talking. The noise from the building itself will cause a big disturbance to us. Extractor fans, air conditioning units etc...Then there will be the smell of food cooking which could be problematic and unpleasant when trying to sit and relax in your garden. We fear that if this is allowed to go ahead, it will no longer be an enjoyable place to live and will upset the balance and diversity of the wildlife.

We strongly urge you to please take the above points into consideration before coming to your decision, it just isn't feasible for the proposed plan to be situated where it is.

Kind Regards

Neil Forrester and Lorraine Forrester