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Your ref no: JKHKPFHC

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Your ref no: JKHKPFHC

Your details

Title

Mr

Firstname

carl

Surname

johnson

Address line 1

Pear Tree Farm

Address line 2

Freehay

Address line 3

Nr Cheadle

Address Line 4

Staffordshire

Postcode

ST10 1TR

IMPORTANT - Communicating with us electronically will help us get documents out to you quickly and avoid delay

Preferred method of contact

(optional)

Email

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Your ref no: JKHKPFHC

Type of enquiry

Submission of materials

Planning application reference number if known (optional)

SMD/2024/0520

Enquiry details

Hi it's 26/12/24 and I am unable to get on to the planning submissions page as it refuses to load, I would like to submit a reply to the comments on my application but am unable to do so, the public consultation closes tomorrow so as you can imagine, I'm a little worried about getting my comment in. I enclose the comments below but will try again later, regards, Carl Johnson

If you could please let me know that this has been received and added to the comments section unless I manage to do it in the mean time.

Submission below :

After careful consideration of the comments received, and in the interest of reassuring our neighbours of our best intentions, we would like to make the following changes to the application.

- A. Reduce the amount of parking to 15 spaces to allow the parking to be further away from the neighbours thus reducing noise and to allow for a large turning area to be installed to improve the flow of traffic.
- B. Remove the coffee shop building completely but keep the toilet block for use by the plant centre customers and staff.
- C. Installation of Signs to control speed and parking in the lane and give way signs at all entrances and exits. If required we would also install mirrors to help with visibility where required.
- D. Installation of a sign to stop unwanted traffic passing over neighbouring access lane.
- E. We would tarmac the unmade sections of the lane from the main road to the entrance to Pear Tree Farm thus improving the quality of the lane in question and we would also tarmac 5 Mts of the lane leading to our neighbours, if this is acceptable with our neighbours.
- F. The leaves and bank slippage would be removed to restore the lane to its original width which would restore the passing place at the entrance to the lane
- G. The lane between the main road and Pear Tree Farm would be maintained on a yearly basis as required by the Deed of Grant between ARC and Pear Tree Farm

H. Opening times would be reduced to 10AM to 4PM Thursday to Sunday in line with other small plant centres in the area.

I. We have no plans for outdoor music at the plant centre or the gardens.

J. The signage at the entrance would be reduced in height to reflect the removal of the coffee shop

K. We have no need for large lighting schemes due to the reduced opening hours

L. In reply to one of the comments, my business will not be relocating , it is staying in the high street.

Here is a small extract from the Deed of Grant for the lane

Deed of grant for the lane between Pear Tree Farm (the Grantee) and ARC aggregates (The owner) dated 27th July 2000:

1.3 "Full right and liberty for the Grantee and his successors in title, the owners and occupiers for the time being of the Grantees land and his or their servants and licensees in common with the owner and all other persons having the like right to pass and re pass with or without vehicles of all description over and along the new access road to gain access to the Grantees land at all times and for all purposes in connection therewith."

4.2 " The owner shall for a period of 12 months from the date of the deed keep the new access road in good repair and condition to the reasonable satisfaction of the Grantee"

As you can see in point 4.2 the owners were only prepared to maintain the new access lane for 12 months from the date of the agreement, as Grantees we are required to maintain the lane from then on .