
From: planningcomments@staffs Moorlands.gov.uk
Sent: 28 March 2025 18:50
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0063 Site Address: 99 Woodhouse Lane Biddulph Staffordshire ST8 7RN
Biddulph Comments by: Mr & Mrs Tellwright

From:
95
Woodhouse Lane
Biddulph Moor
Stoke-On-Trent
Staffordshire
ST8 7RN

Phone:

Email:

Submission: Objection

Comments: We would like to object to this planning application & don't know why planning letters have not been sent to adjacent properties as this will have a huge impact on the area & outlook of the Greenbelt.

These are the reasons for the objection

We have always understood land is Agricultural or Equestrian not both therefore if the application is for change of use to Equestrian (horses) it should't be used for Agricultural purposes (Sheep)

The design & access statement is very misleading. It describes the property as a farm. The property is an end terraced cottage with run down outbuildings & land of approximately 2 acres. They may rent land elsewhere but it is not in the vicinity of the property therefore this is taking a large portion of the grazing land at the property where a horse & 2 ponies are always kept. Sheep are moved on & off the land therefore the number of sheep at the property varies.

The proposed exercise area would be behind their stables but due to the size would also be directly behind our house number 95 & neighbouring property number 97.

The proposed position may conceal the view from Woodhouse Lane but is in direct view of our kitchen window & fully visible from our upstairs windows. The arena will be approximately 6 metres from our kitchen window & if a hedge is planted as planned this will restrict the open view as it grows. Which is a concern so close to our house.

The proposed site is Greenbelt & the proposed work will have a huge impact on the openness of the area.

Ecology, our concerns about this are there is a lot of wildlife in the area including bats that are often seen at night.

Drainage, we are very concerned how this will be achieved & it needs to be ensured it is done properly. At the moment there is a road water storm drain that runs across the back of the properties, the storm water drain has been cut off by Mr Johnston when it got blocked & has been diverted with a land drain into the ditch at the bottom of the the field which runs into our ditch. The water has surface oil from the road & other contamination which should be going into the main drain which runs across Mr Johnston's field. Since the land drain has been put in there has been a stench & effluent in

Mr Johnston's field which may suggest the sewerage drain has been damaged.

Due to the gradient we would anticipate more earth may be needed to level the site more than is already there. Will the planning stipulate what can be used for this to avoid contamination of the land? It is also a concern that part of the land will have to substantially raised to get a level area, as we understand it can't be dropped due to the storm water drain & the main sewer pipe.

The images on the application only show the impact on the Johnston's property not how close it will be to our property.

We are glad to see there is no proposed lighting for the arena.

We are also concerned about noise if the arena is used frequently for schooling horses. Mrs Johnston is very vocally loud when giving instructions to the horses & riders. She has had people previously at the property being schooled on horses. If planning is passed please could the arena be restricted to use by household family only & not to be used by anyone else stopping the risk of it being used as a riding school. There are already horse jumps etc. in the field now which shouldn't be there as it is agricultural land & they should be removed.

I understand the property is not in a good area to exercise the horses on the country roads but they bought the property knowing this, why should the openness of the Greenbelt be changed for this reason?

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