
From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2025/0237 Site Address: Side Farm Cotton Bank Cotton Staffordshire ST10 3DU
Stoke On Trent Comments by: Carole Keeling

From:

Cotton Lane Farm
Cotton Lane
Cotton
Stoke-on-Trent
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ST10 3DS

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Submission: Objection

Comments: I wish to object to the proposed planning at Side Farm. First of all, I am very disappointed that my husband and I were not part of the formal consultations with the council, as we own part of the private track involved in this application. The track is not suitable for an increase in traffic, as it is extremely narrow in places, with blind bends, no lighting, free roaming livestock and very few passing places, making users of the public footpath along the track, at increased risk, not withstanding risk of vehicle incidents. Increased volumes of traffic will increase the likelihood of repairs to the track, which in respect to our portion, will have to be made at our expense.

The rejection in the past of the application for the track to be a bridleway, because of the limitations of the track, speaks for itself. Another concern is the mention in the application for bike storage provision. This is implying the guests will be able to ride along the track when there is no history of public cycling access rights.

As regards to the glamping pods, the management of the hot tubs that will be installed, is a definite concern. There is no mention in the application as to how this is to be tackled. Hot tubs should be emptied every time there are new occupants. Hot tubs and users of septic tanks (as in Side Farm) don't mix well. Water must not be emptied in a septic tank. Draining this volume of water and chemicals can overload the system, causing it to overflow or push solids into the leach field, leading to clogs and system failure. Emptying tubs involves treating the water before emptying and draining the water away from the septic tank and leach field, onto an area where it can be absorbed by soil WITHOUT causing issues. The proposed site is within the impact zone of a Site of Scientific Interest. Surely all this dispersal of 'polluted' water, of which there will be thousands of gallons, is going to have a negative impact environmentally. Also, the very addition of the coming and going of these holiday makers next to this SSI, surely will disrupt wildlife in the area.

Furthermore, this area is very quiet and peaceful - a reason why visitors would want to come no doubt. But how can we be sure they will respect this, especially when they are on the decking in their hot tubs with a few bottles a wine, looking up at the stars, listening to music perhaps? Noise in this valley travels A LONG WAY and I for one, do not want this noise pollution!

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