
From: planningcomments@staffs Moorlands.gov.uk
Sent: 04 August 2025 13:51
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: Mark Johnson

From:

Blakeley Lane
Whiston
Whiston
Staffordshire
ST10 2HY

Phone:

Email:

Submission: Objection

Comments: I wish to strongly object to this application on the following grounds:

Firstly, as an owner of land which is accessed off the track to this site, I find it irritating that I was not informed about this application by SMDC and had to find out through neighbours that it had been submitted. This backs up what another objector has already said who owns land adjacent to mine, that for some reason we were seen as unimportant in this matter. I also suspect that another land owner, who has livestock on both sides of this track also adjacent to my land, has also been ignored.

As a landowner on the access track, I am horrified at the prospect of tourist traffic up and down this track. It is totally unsuitable for constant movements up and down by tourists who don't know the area and don't appreciate just how dangerous navigating the track can be. I regularly encounter other cars approaching on this track and the lack of any ability by middle-aged/young drivers to reverse beyond ten feet never mind half a mile around blind bends inevitably means that after a stand-off it is always me who has to do the reversing. Nobody seems capable of reversing these days and this has been barely touched on in the official driving test over the last few years. There are no suitable passing places which you would normally get on narrow lanes and with the land on either side of this narrow track being privately owned (not by the applicant), there is no provision to supply passing places. I make daily trips to my land to provide water for animals and regularly encounter dog walkers who have to climb onto steep embankments with their dogs and hold onto loose drystone walls just to get out of the way to allow me to pass. I can imagine the scenario with visitors to this site pushing babies in buggies/small children walking up the track and then being expected to get a baby buggy up a steep embankment to allow a vehicle to pass.

I have witnessed delivery drivers/postmen speeding down this track past my land who pay no regard for speed restrictions/animals on the track who just want to get down and back up in the least amount of time possible. Previous owners of the application site put in a couple of tarmac speed bumps which prove there have been problems with speeding drivers before. Forward visibility is very restricted in various places along this track and as such make it totally unsuitable to provide access for multiple vehicles a day from tourists and delivery services etc

I also have a concern over the water supply to this site and the adjacent farm beyond Side Farm. A new 25mm supply pipe was installed a few years ago which runs the full length to the side of the access track from Garston Road (where the stopcock/meter is located) to both properties at the end of the track. At the time of the installation of this supply I enquired about the possibility of having a feed off to supply my land with water for a single automatic animal field drinker. This was refused by the owners of both properties on the grounds that it would reduce pressure to their properties! I would like to point out that running an extra 4 glamping units with sinks/toilets/showers AND hot tubs which the applicant has stated will have water changes for each guest is severely going to affect the pressure not only to the glamping pods but also the applicants home and the neighbouring property beyond Side Farm. I also have to question where all the hot tub water will drain to which is obviously chlorine treated and will pose an environmental hazard to the valley below.

There have been applications recently passed by SMDC to redevelop Moneystone Quarry to offer 250 lodges for overnight stays less than a mile from this site which will more than cover the requirement for overnight accommodation in this area. This will also drastically increase vehicle traffic along Blakeley Lane and Garston Road which are the only two access routes to this proposed glamping site. These are currently quiet local lanes which with both the Moneystone traffic and glamping traffic will change in nature and become busy, noisy and hazardous and will change the nature of our neighbourhood for the worse. We came here to live in peace not be inundated with tourist traffic on a daily basis.

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