
From: planningcomments@staffs Moorlands.gov.uk
Sent: 07 October 2025 05:22
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : DET/2025/0035 Site Address: Willowshaw Farm Cloudside Congleton Staffordshire
CW12 3QQ Congleton Comments by: Mrs and Mrs K Lyons

From:
Beech Tree Farm
Cloudside
Cloudside
Congleton
Cheshire
CW12 3QQ

Phone:

Email:

Submission: Objection

Comments: We consider that this proposal represents an over development of the existing site which would significantly increase vehicular traffic on Cloudside, which is a single track lane. Parking provision is inadequate. In addition, public consultation has been insufficient as notices have not been adequately displayed on the farm.

1. Present vehicular use of the site have been over-stated. The farmer lives on site. Contractors undertake work on the land and there are deliveries using HGVs. However, this does not occur on a daily basis and causes very little noise and no disturbance at present. This would be replaced by daily movements to and from 4 additional dwellings, significantly increasing traffic on the lane, which is narrow and, in places, quite hazardous.

2. Each of the 4 units has 3 bedrooms and are basically family units. The closest public transport is about 2 miles away (bus service through Rushton Spencer). The best case scenario is that each unit has 2 cars, for each of 2 adults. As children grow and become independent, they also require cars. If each unit houses 2 adults and 2 children, it is likely that 3 or even 4 cars will eventually be needed. No doubt there will also be visitors and deliveries. The proposal allows 2 parking places per unit. The site is so constrained that there is nowhere at all to put additional vehicles. At present the barns benefit from a yard on the lane side to accommodate the occasional farm vehicles. The proposal puts a wall at the edge of the lane and has parking behind that wall. The lane is single track and not wide enough for cars to park alongside. There is, quite literally, nowhere to park.

3. The proposal requires the removal of the main access into the fields that surround Willowshaw Farm and the opening up of the existing gateway on the northwest corner. This access is, at present very narrow and inadequate for all but the smallest of tractors. It also lies on a blind bend at the top of an even narrower and very steep lane (Long Pool). I would suggest that this access has fallen out of use for reasons of convenience and safety and is inadequate to serve the farm land.

4. When planning was submitted on these barns in 2021, no notices were displayed on site to alert the neighbours that this was the case. Or if they were displayed, they were very quickly removed. Planning was eventually granted on appeal without local residents being aware that it had even been submitted. This has happened again. We discovered by pure chance on Wednesday 1st October that planning had been submitted at Willowshaw Farm. The public consultation on the main farmhouse proposal finished the following day! Our property is next to Willowshaw Farm and we drive past every day. No notices have been displayed for either the farmhouse or the barn planning proposal. We alerted the SMDC planners that this was the case on 2nd October and a notice was put up the next day. This has again disappeared and, as I write, no notice is in public view. This is a totally unacceptable situation and, at the very least, we suggest that the time window for comments should be extended to allow representation from those who would be directly affected.

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