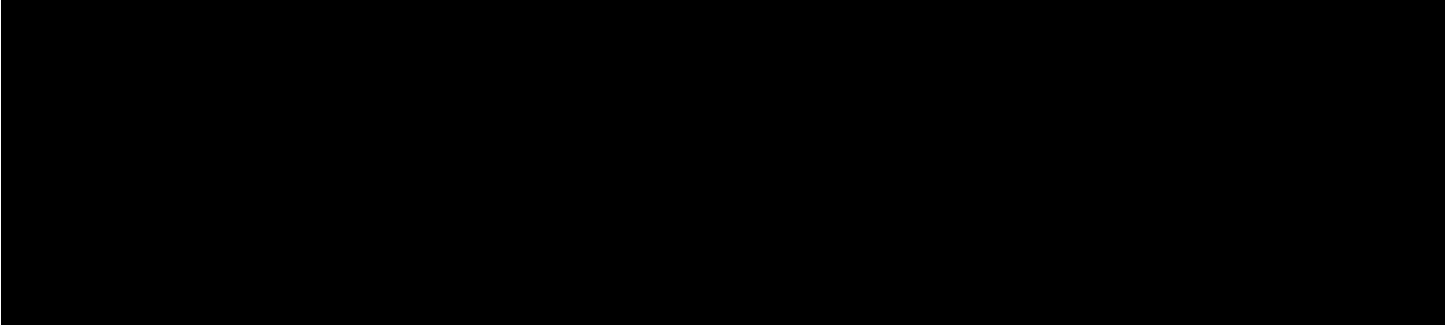




Application Reference No. : SMD/2025/0385 Site Address: Higherland Farm Caverswall Common Lane Caverswall
Staffordshire ST11 9EU Stoke-On-Trent Comments by: Alison Griffin

From:

10
Kingfisher, Grove
Bradeley
STOKE-ON-TRENT

ST6 7QQ

Phone

Email:

Submission: Objection

Comments: When the application was submitted why didn't SMDC put the notice on a post, or notify the immediate adjoining neighbours - Hilltop Cottage of the application proposal. The notification went up following the public meeting at Caverswall Village Hall. The application could have been passed without anyone knowing about it.

Janet and Graham Powell have submitted some photographs of the wall at Higherland Farm. I would like to know if a planning application was submitted and passed without residents knowledge. In the picture there is a pole ,which once stood on SMDC land, but is now part of Higherland Farm

The applicant has , on numerous occasions , approached the owner of a neighbouring property, requesting to purchase their land.. is this so he can expand the business if the planning application is successful ?

The application states that the development area is currently a working farm for cattle. This is NOT true. The land and property has NOT been a working farm for cattle for over 40 years.

What about the impact of large lorries on narrow country lanes. The applicant has stated the size of these lorries, but that is an estimate and if the application is passed, as the business grows the lorries will increase in size to deliver the volumes of products. More cars will visit too. There will be insufficient parking, which will lead to parking on the narrow country road. Who is going to monitor this ? As you exit Sandy Lane onto the road, due to the wall, it is difficult to see up the road. Lorries and cars will be parked on the highway making it difficult to pass and obscuring the view to join the road. There is a blind bend at the bottom of the bank - Graveley Bank. If the Highways feel that this is not going to be a problem, I suggest you hop on a horse, or take a dog for a walk, and see how you view it when you meet a large lorry on the bend. The applicant has stated the operating hours but I very much doubt they will be adhered to . It will include weekends and later finishing weekdays times than stated. Again, who will be monitoring this ?

On the report it states existing hedgerows are to be retained. There is going to be a large gate input, which will involve ripping out the hedge. Concrete laid over the grass. Protect the wildlife that inhabits the land on which this application is proposed

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