



15th May 2026

To: Arne Swithenbank
SMDC Planning Department
Staffordshire Moorlands District Council
Moorlands House
Leek
Staffordshire
ST13 6HQ

From: S P Edge
Tunnel Farm
Leek Road
Wetley Rocks
Stoke on Trent
ST9 0AY

Dear Mr Swithenbank

Re: SMD/2026/0187

Letter of Objection

I write to express my strong objection to the latest application on land at Leek Road, Wetley Rocks. The is the 5th, if not 6th application made for a building on this site. Eventually the applicant got a building under permitted development, and then built something entirely different.

The latest application is as a result of unauthorised works taking place on site. We have reviewed the application and would make the following observations: -

- 1) The building which has been part built is substantially different to that which was permitted, being almost twice the floor area. This is a clear and blatant disregard for the planning process. [REDACTED]

- 2) The size and scale of the building is entirely inappropriate for the supposed farm business. The building has been erected at an excessive eaves height which is more akin to a commercial building with mezzanine floor. A sheep building is generally low to enable heat to be retained and certainly no higher than required by standard farm machinery.

- 3) [REDACTED]

- 4) As highlighted in the application, the applicant has created a new entrance onto Leek Road, which is a very fast and dangerous road. [REDACTED]

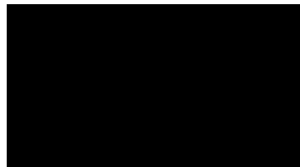
[REDACTED] The new access is in a very dangerous position on

what is a very fast 'A' road. The original access is more than sufficient for agricultural purposes. The applicant has applied for a new access on multiple occasions in previous applications, and this has been rightly refused on highway safety grounds, [REDACTED]

In summary, this is an excessive building erected in open countryside, built to a commercial specification, under the guise of a fabricated agricultural need. The works already undertaken breach a number of environmental and planning regulations, which the application has no interest in observing, either now or in the future.

We would urge the planning authority to refuse the application and take the strongest possible enforcement action in respect of the unauthorised works. If it goes without action, we will be looking at a substantial commercial building, in open countryside, and a highly dangerous new access within a short time.

Yours sincerely

A black rectangular box redacting the signature of Steve Edge.

Steve Edge

15th May 2026

To: Arne Swithenbank
SMDC Planning Department
Staffordshire Moorlands District Council
Moorlands House
Leek
Staffordshire
ST13 6HQ

From: Carole Jackson
Highfields Farm
Leek Road
Wetley Rocks
Stoke on Trent
ST9 0AY

Dear Mr Swithenbank

Re: SMD/2026/0187

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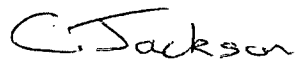
- 1) The building which has been part built is substantially different to that which was permitted, being almost twice the floor area. This is a clear and blatant disregard for the planning process. The applicant never intended to erect the building permitted under DET/2025/0011 and instead got a permission for 'anything' in the hope nothing more would be said.
- 2) The size and scale of the building is entirely inappropriate for the supposed farm business. The building has been erected at an excessive eaves height which is more akin to a commercial building with mezzanine floor. A sheep building is generally low to enable heat to be retained and certainly no higher than required by standard farm machinery.
- 3) The applicant has no Bonafide farming business. It is a complete fabrication in order to achieve a building on site, which will undoubtedly be followed by a change of use once the building is erected. There are no stock on the land and it is currently mid-season for stock grazing – where are the sheep? It was also left ungrazed last season. There has been no attempt by the applicant to farm the land since it was purchased.
- 4) As highlighted in the application, the applicant has created a new entrance onto Leek Road, which is a very fast and dangerous road. This was done at the weekend and involved the removal of several mature trees and greenery, again, without consent. The new access is in a very dangerous position on

what is a very fast 'A' road. The original access is more than sufficient for agricultural purposes. The applicant has applied for a new access on multiple occasions in previous applications, and this has been rightly refused on highway safety grounds, so the applicant has instead decided to 'just do it'.

In summary, this is an excessive building erected in open countryside, built to a commercial specification, under the guise of a fabricated agricultural need. The works already undertaken breach a number of environmental and planning regulations, which the application has no interest in observing, either now or in the future.

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Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Jackson'.

Carole Jackson

15th May 2026

To: Arne Swithenbank
SMDC Planning Department
Staffordshire Moorlands District Council
Moorlands House
Leek
Staffordshire
ST13 6HQ

From: Mark Ratcliffe
Highfields Farm
Leek Road
Wetley Rocks
Stoke on Trent
ST9 0AY

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Re: SMD/2026/0187

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Mark Ratcliffe