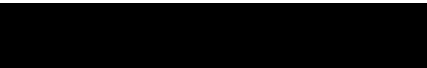




Application Reference No. : SMD/2026/0330 Site Address: Fair View Farm ASHBOURNE ROAD WHISTON
STAFFORDSHIRE ST10 2HU Stoke On Trent Comments by: Richard Carpenter

From:

Archbury Lodge
Ashbourne Road
Whiston
Stoke-on-Trent
Staffordshire
ST102HU



Submission: Neither

Comments: I am the owner/occupier of Archbury Lodge, Ashbourne Road, Whiston, ST10 2HU, which immediately adjoins Fairview Farm.

In principle I accept that the existing agricultural buildings at Fairview Farm are dated and in poor condition and that their replacement with a modern storage building is reasonable. However, I have the following specific concerns about the current proposals.

1. Visual impact and height

The proposed building measures approximately 16 m × 12 m with a ridge height of approximately 5.67 m. It will be significantly more prominent than the existing structures. From the front of my house the new building will be in direct view. While I note the proposed hedgerow planting, I request that the Local Planning Authority requires additional native hedgerow and tree planting along the boundary facing Archbury Lodge to mitigate the visual impact, and that this is secured by condition.

2. Highway safety and access

The existing agricultural access serving Fairview Farm is immediately adjacent to the entrance to my paddock on the A52. I am concerned that a tractor and trailer emerging from, or turning right onto, the A52 will require space that encroaches across or obstructs my access. No swept-path analysis has been provided.

I request that the Highway Authority is asked to examine the geometry of the existing access specifically in relation to the adjacent paddock entrance and to confirm that large agricultural vehicles can enter and leave without conflict. If necessary, conditions should be imposed to ensure safe operation (for example, no waiting on the highway).

3. Use of the building and agricultural need

The Planning Statement claims the building is required for the storage of agricultural machinery, implements, trailers and home-produced fodder associated with approximately 30 acres of long-standing rented land. As the applicants have only owned Fairview Farm for approximately 18 months, I am not aware of any substantial rented agricultural landholding and note that the family has connections with a local heating-oil delivery business.

I am concerned that the building could be used for the storage of commercial oil-delivery vehicles or related plant rather than genuine agricultural purposes. I therefore request a condition restricting the use of the building solely to the storage of agricultural machinery, implements, trailers and home-produced fodder in connection with the agricultural enterprise at Fairview Farm, and explicitly excluding the storage of any non-agricultural vehicles, plant or materials (including those associated with any heating-oil or fuel-delivery business).

I also ask the Local Planning Authority to satisfy itself that the claimed agricultural need (including the existence and continuity of the rented land) is genuine and supported by evidence before granting permission.

Summary of requested conditions / actions

Additional native screening planting on the boundary facing Archbury Lodge.

Highway Authority assessment of the existing access geometry relative to the adjacent paddock entrance, with any necessary safety conditions.

Strict use condition limiting the building to agricultural storage only and excluding non-agricultural commercial vehicles or plant.

I would be grateful if these points could be fully considered.

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