



The Owner / Occupier



Planning Services 01785 619524

Case Officer Mr M Alford

Email [planning@staffordbc.gov.uk](mailto:planning@staffordbc.gov.uk)

Date 1 July 2016

Dear Sir/Madam

Planning Application Reference 16/24273/FUL at Ranton House Farm Long  
Compton Lane Haughton

I have received a planning application for the above address, the proposed development is described as Retention of polytunnels for the production of soft fruit.

As your property is adjacent to or near to the development location we would like your views on the application.

If you would like to look at the plans that show what the development would look like, you can either view them online through Planning Public Access at [www.staffordbc.gov.uk/planning-public-access](http://www.staffordbc.gov.uk/planning-public-access) or visit the Civic Centre offices. Details of our opening times are enclosed.

If you would like to comment on the application, it would be useful if you could give reasons why you support or oppose the proposal. Any comments made must be relevant, a list of relevant planning matters is attached that may help you. We need to receive your comments either in writing, by email or through our website by 22 July 2016 for those comments to be used to help inform the decision. It is not possible to acknowledge your comments and we will not normally engage in further correspondence. Ward Councillors can call-in the application to be decided by Committee until 22 July 2016.

Please note that all comments and details of the persons making the comments will be kept on a public planning file, which is also published to the Planning Public Access website. We will redact your signature and telephone number and we can, if you specifically ask, cover your email address. Please state this clearly at the start of your letter. Please note that your name and address cannot be withheld.

If you have any questions please contact me on 01785 619524.

Yours faithfully

Mr M Alford  
Case Officer

# RANTON

# POLYTUNNELS

Many Villagers have received notification from Stafford Borough Council of a planning application for polytunnels in Ranton. This will allow polytunnels to be placed in fields along Coton Lane from the side of the Gun Club up to and including one field across from the back/side of gardens at Whites Meadow and Brookside. A map is over the page for your reference.

This will obviously have a significant impact on Ranton Village for a number of reasons such as; the effect on traffic, road access, road safety, visual impact and the general character of the village.

**The Parish Council is therefore hosting a meeting of villagers at the Village Hall on Thursday evening 7<sup>th</sup> July at 7.30pm to discuss the planning application, hear comments and form its own opinion before responding to the Borough Council. Please attend if you can.**

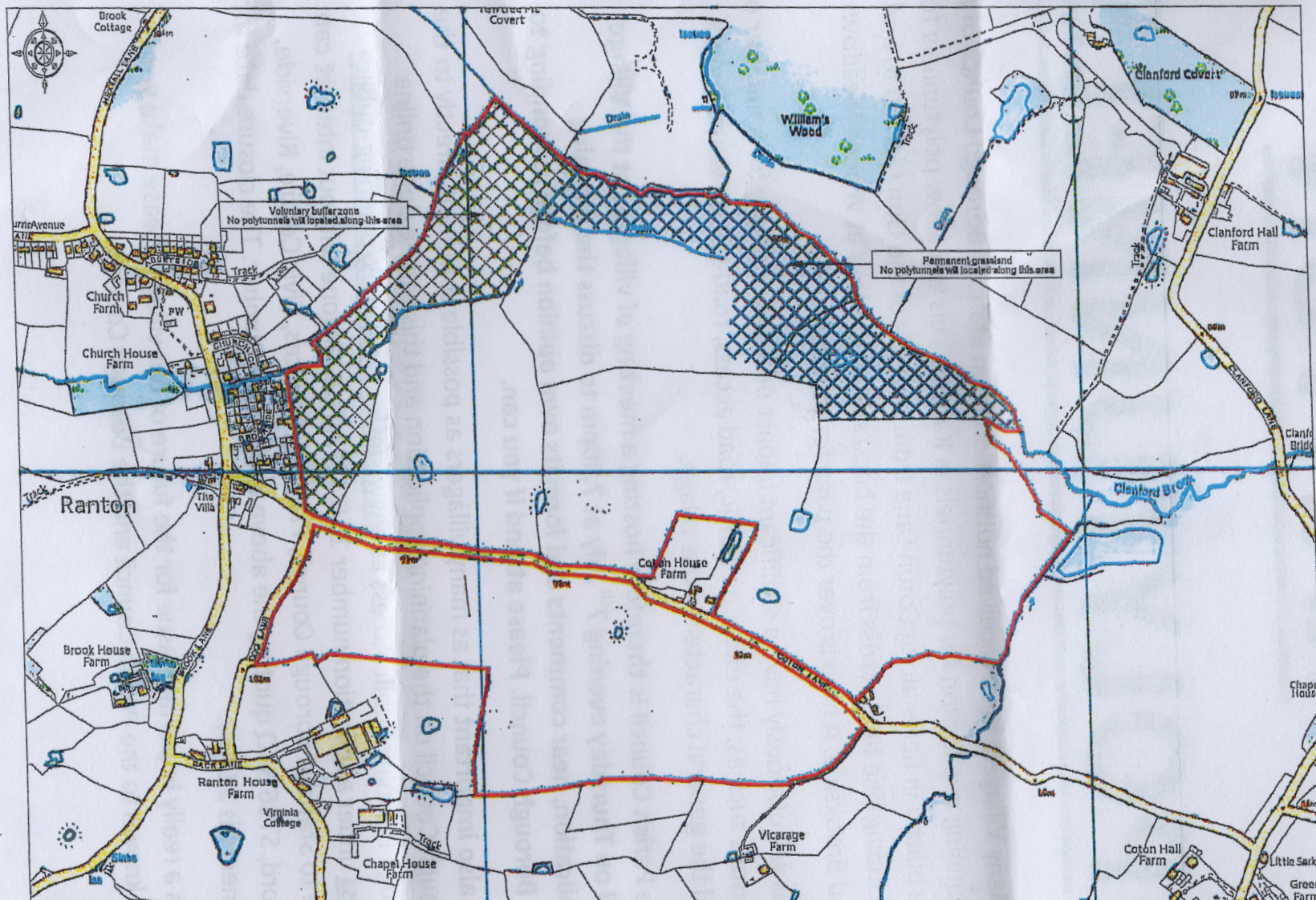
**It is also important** that as many villagers as possible comment directly to the Borough Council on the planning application and this can be done online through Planning Public Access at [www.staffordbc.gov.uk/planning-public-access](http://www.staffordbc.gov.uk/planning-public-access) under application number 16/24273/FUL. Anyone without internet can write to Stafford Borough Council, Planning Services, Civic Centre, Riverside, Stafford, ST16 3AQ quoting the above application number. The closure date for comments is 22 July.

This is a really important issue for the future of our village. Please make your views known to the Parish Council and the Borough Council.

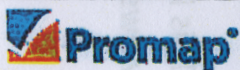


# Dearnsdale Fruit. Retention of Polytunnels Ranton House Farm, Ranton

barbersRURAL



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Barbers Rural, Market Drayton. 01630 692500

POLYTUNNELS MAY BE ERECTED ANYWHERE WITHIN THE RED BOUNDARY LINES

# RANTON

# POLYTUNNELS

## Supplementary Note

Further to the note sent to you yesterday (Tuesday 5<sup>th</sup> July) appropriate advice has been sought and it is important to highlight certain matters arising from that advice.

For the avoidance of doubt, the boundary for the proposed Polytunnel Development is as shown overleaf edged in red. The “Voluntary buffer zone” area for non-erection of polytunnels, shown on the previous map distributed yesterday, is within the Development Boundary and therefore, it cannot be assumed that polytunnels will not be erected on it at some point. The same applies to the “Permanent Grassland” area shown.

The boundary of the proposed Polytunnel Development is therefore adjacent to and adjoining the built environment of Ranton Village. It will therefore show up on property searches and affect the general character of the Village as seen by outsiders. **This may affect saleability and therefore prices of properties.**

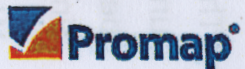
The formal Planning Application for the Polytunnel Development, submitted to the Borough Council by the Developer (T. Busby), shows that there will be 40 full time and 580 part time employees working on the Polytunnel Site. It also states that no new vehicle access is to be provided on the Site, so no new parking space for cars/coaches. There is also to be no provision on the Site for the collection of waste of any sort.

The Planning Application does not state working hours/days for the Site. It is understood from residents near other Polytunnel Sites that the working day begins at around 5am/7 days and that there is considerable noise around that time.

**We hope to see you at the Village Hall at 7.30pm tomorrow (Thursday).**



barbersRURAL



Barbers Rural, Market Drayton. 01630 692500





## **Neighbour Comments**

If you have a comment or view on this planning application, we would like to hear from you.

Your comments need to be:

- Relevant to planning
- Clear and understandable
- Sent to the case officer named in the enclosed letter to Stafford Borough Council, Civic Centre, Riverside, Stafford ST16 3AQ, stating the application number

## **What sort of issues can a neighbour comment on?**

It is helpful to us if you can give some reasons as to why you support or oppose the proposal. It is not the number of responses that may affect a decision but the planning issues raised. These can include the following (not an exhaustive list):

- The layout, scale, massing, siting, design and external appearance of a building/extension
- Impact on surrounding area (for example would the development harm the character or amenity of the neighbourhood?)
- Adequacy/inadequacy of parking/loading/turning facilities
- The effect on traffic, road access, visibility and road safety
- The effect on sunlight and daylight to neighbouring properties
- Visual amenity (but not loss of private view)
- Impact/loss of trees and hedgerows
- Landscaping
- Effect on listed buildings and conservation areas
- Disabled persons' access
- The proposal's compliance with current national and local planning policies, including the adopted Development Plan and the Local Development Framework
- Supplementary Planning Guidance, such as Space About Dwellings or Extension to Dwellings
- Planning history, including relevant planning appeal decisions.



Sometimes issues are raised that we are unable to take into account when we decide planning applications, these can include (again, not an exhaustive list) the following:

- Loss/reduction of private views over other land
- Rights to light (If you feel you have a 'right to light', you may wish to seek private legal advice)
- The perceived loss of property value
- Potential profit for the applicant or from the proposal
- Loss of the ability to maintain property
- Damage to property
- Nuisance/disturbance caused during the construction period
- Private disputes/conflicts between neighbours, including land ownership, encroachment of foundations or gutters, rights of way/access and boundary/fence lines
- Personal morals, views, character or circumstances of the applicant
- Objections based on the race, age or sexual orientation of the applicant
- Whether the applicant intends to carry out the development (the applicant is entitled to receive a decision even if they do not intend to proceed with the proposal).
- Retrospective nature of approval sought - if the development has already been built or started without permission it is still necessary to look only at its planning merits.
- Obligations, rights, restrictions or covenants contained in property title deeds.
- Compliance with other controls eg Building Regulations.
- Duplication of other controls. If a matter is the subject of other separate legislation, it should not be considered as part of the planning application assessment process (eg matters controlled under Environmental Protection legislation).

### **Opening Times:**

**Monday to Thursday – 8.30 am – 5 pm**

**Friday – 8.30 am – 4.30 pm**

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#### **Stafford Borough Council**

Civic Centre, Riverside, Stafford, ST16 3AQ, DX 723320, Stafford 7  
TEL 01785 619 337 EMAIL [planning@staffordbc.gov.uk](mailto:planning@staffordbc.gov.uk)  
WEB [www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)



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