

**Williams, Karen**

---

**From:** M STEELE |  
**Sent:** 22 April 2015 21:19  
**To:** Planning (SMDC)  
**Subject:** Application Number SMD/2015/0122

Dear Sir/Madam

With regard to the above planning application, I have a number of observations/objections relating to this application. The applicant Mr Simon Ahmad of 1 Oaklands Close Wetley Rocks son of local councillor and property developer Mahfooz Ahmad has submitted the plans for proposed development for what appears to be three residential properties, the plans are very unclear and obtuse there is no scale, details are very sketchy to say the least. Mr Mahfooz Ahmad purchased two separate fields approximately five years ago, he later purchased the property 1 Oaklands Close shortly after he moved the boundary at the rear of number 1 back a significant distance to widen the access, since then he has submitted various plans including the building of a bungalow and change of access at the rear of number 1, he withdrew both obviously as part of a bigger plan leading to this application above. I have lived in Oaklands Close for over eight years only three times have the fields been used for livestock purposes since been owned by Mahfooz Ahmad, the most recent was at the time he submitted the latest plan when a small pony was grazed in the top field, the pony has now been removed the day the planning notice was displayed for public viewing !.

The access to the proposed development is on and off the main A52, as you know this is one of the most hazardous stretches of highway in Staffordshire, it is notoriously dangerous with a number of fatalities and serious accidents leading to the extensive traffic calming measures throughout the village and its perimeters, one of the leading campaigners for these measures was councillor Mahfooz Ahmad, the site of the proposed access which is in close proximity to the access to Oaklands Close if granted will exacerbate these issues it will increase the chances of further RTA's within the village boundaries significantly.

There are other sites that would benefit from development significantly more than the above proposal, the site behind the old St Johns school on Mill Lane is a brownfield site, I believe plans were submitted for housing development on this brownfield site which included sympathetic development of the old school buildings themselves, this would benefit all the residents of the village as it is at the moment an eyesore and has fallen into serious disrepair, the above would benefit a handful of new residents and Mr Ahmad (financially), I believe the plans for the development of the site of the old school was passed but then blocked due to access issues on to the A52 again within the village boundaries, this would appear to set a precedent regarding access onto this stretch of highway.

The amenities within the village are very limited as you know plus there are a significant number of properties for sale on the market within the area, many of these properties have been for sale for a while they range in size type and price , to me this would raise the question is there a need for further housing within the village

*Yours*

*M J Steele*

**Williams, Karen**

---

**From:** M STEELE [mailto:m.steele@smdc.gov.uk]  
**Sent:** 23 April 2015 21:08  
**To:** Planning (SMDC)  
**Cc:** vonandrob@hotmail.co.uk  
**Subject:** SMD/2015/0122

Dear Sir /Madam

As a follow up to the email correspondence I sent yourselves regarding the above planning application yesterday, could you confirm you have received this correspondence please, I have been in conversation with a parish councillor this afternoon who previously owned the fields including the site of the proposed development, as it stands he stands to benefit financially if the building works are approved he also seems to be minded that this application will be successful.

After doing a little research it appears that both Simon and his father Mahfooz Ahmad are directors of property development companies, Simon and Mahfooz with Cleargold Properties, Mahfooz, Styleworld Ltd and Staffordshire Properties, Mahfooz is also on the Planning Applications Committee of our local Council, I presume that Mahfooz will not be allowed to vote on this application due to conflict of interest issues could you confirm this please.

*Yours*

*M J Steele*