Abberley, Zoe

From: Planning (SMDC)
Subject: FW: Application Number SMD/2016/0269.

From: Leonard Hill
Sent: 18 May 2016 11:15
To: Planning (SMDC)
Subject: Application Number SMD/2016/0269.

Staffordshire Moorlands
Planning Dept.
LEEK.

Dear sirs, 18th May 2016.

Proposed Development : Outline planning application for the erection of up to 4 dwellings
at the junction of Hot Lane Biddulph Moor.
Application Number SMD/2016/0269 .

I acknowledge receipt of your letter dated 5th May 2016 with regard to the above proposed development on land immediately opposite our property. The purpose of this communication is to make known to the Planning Department my objections to the scheme and inappropriateness of such a development being considered in this area.

- The site in question is within the Green Belt. Therefore no building whatsoever should take place in this area.
- The site is opposite a reservoir ,the feeder pipes of which pass underneath the development site, through our property then onto The Hollands and beyond. Building or planting is not allowed within 5 metres either side of the pipe.
- There is no main sewer in that part of Hot Lane. All surrounding properties are on septic tanks or soil collection, the nearest main sewer being approximately ¼ mile away.
- The proposed dwellings would be on the sky line and dominate the area due to the ground level of the site from Hot Lane.
- There are no new buildings in the vicinity. All surrounding buildings are approximately 200 years old, detached and of stone construction. Many of the properties form smallholdings and therefore 2 pairs of new semi-detached houses would be a blight on the area – particularly in such a prominent position. The area is generally of a farming nature not residential and whilst we have lived here over the past 50 years no new properties have been built along Top Road or the upper part of Hot Lane.
- The proposed access onto Hot Lane would be totally inappropriate as the level of the road is much lower than the site. Also there is a safety aspect with an access on a narrow lane and near to the junction of Top Road and the side road to Hill Top Cottages. A further consideration is the possibility of an additional 6 or 8 cars entering and exiting the site into Hot Lane near to the junctions as many farming vehicles, tractors, muck spreaders, silage trailers and milk tankers regularly travel in the area.
- The site in question is most unsuitable for building. Until 1993 it was the site of a previous reservoir with a large brick built tank below ground. The tank was then merely in-filled and would render any building unstable without special precautionary measures.
- The proposed siting of the properties would overlook existing dwellings. The immediate area currently has 4 properties and would therefore double in size to 8 thus overwhelming the area.

General.
I am keen to protect the local environment and consider that the proposed development would be a negative step in this regard. Therefore I am wondering why in the documentation the item under clause 9 of the contents "ENVIRONMENT" does not give an indication as to the environmental issues.(In the contents list are 11 headings but only 10 are detailed – Environment is missing).

In clause10.0 of the contents list (or clause 9 of the detail) on Planning Policy the applicant appears to try and link this application to the Staffordshire Moorlands Local Plan – April 2016, to add substance to their proposal. The Moorlands plan is a totally separate issue concerning other areas of Biddulph Moor and should be treated as such. In any event the policy for the local plan is for fill-in only and not for isolated development as proposed.

Under the heading " Conclusion " (clause10.0) regarding the bus service mentioned in para. 2, it should be pointed out that no bus service is available by the proposed development. The nearest point to access buses is half a mile away with a steep climb on the return journey.

Also on the Conclusion section, the final paragraph appears to be a general statement used in other applications. I do not see how the proposed site can possibly be judged " very special circumstances " neither do I think the application to be " retrospective ".

Finally please note that in section 5 of the documents under the heading " Assessment of Flood Risk " - the surface water will be disposed of by main sewer. This statement is obviously incorrect because , as stated earlir the main sewer is approximately ¼ mile away from the proposed site.

Conclusion
Taking due account of all the aspects surrounding this application, the strength of feeling from the local residents, the "blot on the landscape " the development would bring and its inappropriateness, the Planning Department should study all points raised with sympathetic consideration to the local residents and bring the matter to a speedy conclusion by refusing this application outright.

Your faithfully

Leonard Hill