Highpoint
Clay Lake
ENDON
Stoke on Trent
ST9 9DE

26th May 2016

Dear Ms Curley

RE: Application Number SMD/2016/0283

I feel that the conditions regarding the above application should be maintained for the following reasons:

1) The applicant was given permission to build on green belt land providing the existing house was demolished and became green belt within 3 months of completing the new property. This has not been done.

2) I suspect that the applicant is trying to flout the planning laws. If these conditions are removed then less restrictions will be placed on the land where "the house" stands. Therefore the applicant could apply for planning permission on that land.

3) The application refers to "proposed residential development" which in my eyes refers to an application for more than one property. This development would not be in keeping with the character of Clay Lake.

4) Clay Lake has not been nominated in plans for lifting the green belt. Therefore this application is contrary to the strategy outlined by the local development plan.

5) Any development on this site would involve the construction of a cul-de-sac. This would create a safety hazard as Clay Lake is a very busy road, traffic speeds coming up Clay Lake and any road would be on a dangerous bend with limited visibility.

6) The applicant has already disregarded the planning laws with regards to the house he has just built.
   a) The floor above the garage which was supposed to be for storage space has been turned into a "granny" flat which is currently occupied by their daughter and her partner
   b) One of the conditions of the planning permission was that the existing mature trees were to be maintained. Many of these have been systematically cut down and burnt since that permission was given.

7) The existing house was lived in prior to being sold to the current owners. Since the applicant has been living in the new property the house has been boarded up and deterioration has taken place. With this high level of degradation it would be more appropriate for the current conditions to remain in place – for the demolition of the house and the return of the land to green belt .

8) Finally, on a personal note, I was surprised that planning permission was given for such a large house on what was green belt while a previous application for a more modest house was rejected. It does not give the public any confidence in the fairness of the planning department.

I hope my views will be taken into consideration when you review this application.

Yours sincerely

Michael W. Gibson