Blencathra
Clay Lake
Endon
Stoke-on-Trent
ST9 9DD

23rd May 2016

Application SMD/2016/0283
Mr I Rushton
Briar Clough
Clay Lake

Removal of condition 3 planning permission

I wish the following views to be taken in consideration in respect of the above planning application for change of use to a "brown field" site thus enabling building to take place.

With reference to the original planning consent - 10/00981/REM

**Planning consent was given for a detached dwelling and garage The existing dwelling house was to be restored to garden within 3 months (point 3)
The original building still exists and the replacement one far exceeds the 30% rule in ground coverage and height, The original owners were refused permission to build a simple dwelling on their deceased father's land.

**Concern was expressed in the Approval about highway safety (points 4.5 6)
As long-time residents on Clay Lake we are concerned about the volume of traffic on Clay Lake particularly at school times. A recent survey established this. This spot which has very limited visibility due to a bend is in a 40mph area and therefore of particular concern to us.
Additional properties would seriously exacerbate the current problem.

**Point 6 and 7 stresses the need to preserve the trees
Trees have been removed
Trees form an integral part of the Clay Lake landscape and conserving the beauty of Clay Lake is one of our priorities.

In addition ,it would be satisfying if there was evidence of a fairer system in operation that appears to allow some applicants to flout the rules of acceptable planning whilst others with seemingly modest and reasonable requests are denied permission.*****

Norma Sherratt(Mrs)

*****I am more than willing to identify many instances of this if requested