Hough Farm

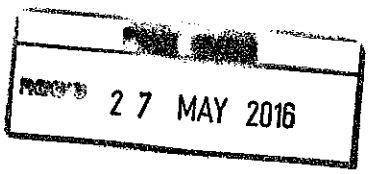
Clay Lake

Endon

Stoke-on-Trent

ST9 9DE

24th May 2016



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

Re: Removal of condition 3 Planning Permission

I have received notice in respect of 'Briar Clough' the above, for a change of use planning application to a brown field site, enabling building to be permitted.

I refer to the original planning consent ref 10/00981/REM – of which I opposed at the time due to:

1. **The size of the dwelling to be built was larger than the original property both in height and overall size.**
2. **The dwelling was being located to the far right of the property perimeter, this would be considerably closer to Upper Clough. Both properties had previously enjoyed complete privacy.**
3. **The view from my home was affected, changing from beautiful trees to a very large house.**
4. **The original property had 2 driveways and the new development would be situated towards the right-hand driveway. This plan left the left-hand driveway and garden area (once the original property was demolished) for further dwelling development. It was apparent that this would enable 2 properties to be built with easily separated entrances and would only be a matter of time before an application was made, as this now demonstrates.**

Planning was granted for a detached dwelling and a garage, ~~and~~ the existing property was to be demolished and restored to garden within 3 mths of inhabiting the property. The building has not been demolished to date and the new dwelling is way in excess of the 30% extension. I used to live at Upper Clough from 1994 to 2004. I was refused planning permission on x3 occasions for a modest extension. None of our applications extended the existing house to the size of dwelling that has been permitted at Briar Clough. We wanted to extend our property without disturbing any green belt area but were still refused permission. When Mr. Johnson resided at Briar Clough the original property, he applied to build a modest dwelling for his son so that he could be cared for in his old age, but permission was refused on the grounds of the land being green belt.

It seems that the rules have changed considerably since 1994, when the original property was green belt, and there were preservation orders on several trees which have since been removed,

and that no more than one dwelling should reside on that site. The long term unspoken intention of the project was to build 2 dwellings and not to simply replace the original property. This was apparent from the onset. I understand the reason given for not demolishing the original property within the stipulated timescale to the present time, was due to the habitation of 'bats' a protected species. Am I to assume that they have now gone, enabling the house to be demolished and the land be changed from green belt to brown site?

I am very disappointed with the planning permission that was granted. Briar Clough is a very large detached dwelling in place of a small 3 bedroomed detached dwelling. The siting of the new dwelling, the original house has not been demolished which should have been enforced by Staffordshire County Council Planning Department. Now the subsequent application for a change of use despite the green belt rulings to change the use of land at Briar Clough.

Yours sincerely

W. Blood