REC'D - 5 OCT 2016

Alpha Bungalow

Hill Top

Brown Edge

Stoke-on-Trent

ST6 8TY

3rd October 2016

S.M.D.C.

Stockwell Street

Leek

F.A.O. Planning Support

Dear Sir/Madam

Ref. Application No. SMD/2016/0323 Land opposite The Cottage Hill Top

As stated in the planning statement the site has not been used by commercial vehicles for ten years therefore any development will result in increased traffic movement.

There is no information given with regard to the disposal of fowl sewage. The nearest connection to the mains sewer is some distance away and flows in the opposite direction towards the village. If a septic tank was installed within the site what provision will be made for the effluent run off and would there be sufficient distance from the highway.

The provision for the disposal of surface water has been given as a soakaway. Rainwater from adjacent field and the site collects at the northern boundary runs out of the embankment off the site onto the highway. The addition of a soakaway will result in yet more water running onto the highway.

The application form states there are no trees and hedges on the proposed development site and adjacent land. The aerial photographs in the planning statement figure 1 and the bird and bat survey page 8 quite clearly show the site is surrounded by established hedges apart from an area in the southwest corner which has a fence in disrepair. To what extent of cutting back and removal of hedges is planned as in May of this year we were informed by the owner of the field, which runs the length of the west side of the site, that Mr Brayne had approached him with a view to buying an area of the field with the intention of removing the established hedge and erecting a new boundary fence. This would result in encroachment onto 'green belt' agricultural land.

There is a possibiltiy of land contamination due to the the nature of the business that in the past was conducted from the site which involved vehicles being jet washed and being refuelled from a diesel tank which was stored on site.

The plans submitted show discrepancies the side elavations differ with the east being longer than the west. The drawings show the land to be flat when in fact the land slopes down from south to north this would result in the building being elevated at its northern point which in turn would increase the roof ridge to beyond the 4mtrs in height as shown on the plan.

The profile metal roof cladding as shown on the plan is out of character with other properties in the area which have clay or concrete roof tiles. The expanse of glass shown along the complete wall of the lounge area is also out of character with other properties in the area and together with the rise in elavation at the northern end of the building would result in neighbouring properties being overlooked.

A previous application made earlier in the year, near to this proposed building in the Hill Top area, was strongly opposed by both Brown Edge Parish Council and the surrounding residents on the grounds of the close proximity to Marshes Hill which is regarded as an area of outstanding natural beauty and the increase in traffic movement, both of which apply to this proposed development.

I trust all the points made in this letter will be raised with the Planning Applications Committee.

Mr A Talbot.