From:	planning@staffmoorlands.gov.uk
To:	Planning (SMDC)
Subject:	Comment Received from Public Access
Date:	05 March 2017 20:38:32

Application Reference No. : SMD/2017/0028 Site Address: The Moorings Birchall Lane Leek Staffordshire ST13 5RA Leek
Comments by: D & J Willshaw
From:
Ridgeway
Birchall Lane
Leek
Leek

ST13 5RA
Phone:
Email:
Submission: Objection
Comments: We write to object the application for the above dwellings on Birchall Lane. Over the past 5 years the Council have continually rejected objections of local residents for garden grabbing in this area. These new builds have gone ahead causing substantial negative impact to the area and not only are they not in keeping with the area but the damage to resident owed verges and the road has been substantial.

Our main objection therefore is concern over the right of way. Birchall Lane is a byway open to all traffic.

According to Government advice on this subject in section 7 of Defra¿s Rights of way circular (1/09) it states that the effect that a proposed development will have on a right of way must be considered by planning authorities when deciding whether or not to approve an application for planning permission. The heavy vehicles delivering materials, combined with the increased volume of traffic from increasing development granted already has caused huge deterioration to the road surface resulting in residence constantly dodging potholes and verges being driven over and churned up. Since the road has no streetlights or pavements, this deterioration is especially dangerous. We ask you to consider this matter carefully as the impact of this build, together with the additional applications¿ currently being reviewed will cause further deterioration and it will only be a matter of time before an accident occurs. So far, whether the damage is a civil matter or not, I contend the planning office has been negligent in not considering these factors.

In addition, we would also like to draw your attention to the fact that there is currently a total of 9 houses submitted for planning approval on Birchall Lane; numbers which represent a doubling of dwellings on Birchall Lane due to garden developments in the last 15 years. Birchall Lane was not designed for such traffic, and the maintenance liabilities of the home owners cannot be ignored. This was once an area of Leek considered prestigious. Granting these applications will give the appearance of yet another housing estate, bringing house prices down, making access for pedestrians dangerous due to increasing traffic flow and road surface, it will also significantly reduce the amount of space between properties, something which is unique to this area. We believe that paragraph 69 of the National Planning Framework Policy says that ¿Planning policies and decisions should aim to achieve places which promote safe and accessible developments, containing clear and legible pedestrian routes, and high-quality public space, which encourage the active and continual use of public areas.¿ As our unique lane increasingly becomes just another estate the council must consider the safety of pedestrians and walkers.

Further to the submission of this objection we demand a meeting, on prompt timescales, with meaningful constructive discussion with the planning officers to understand the rights we have as a neighborhood community and the obligations of the planning officers.