

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 11 April 2017 09:58:36

Application Reference No. : SMD/2017/0147 Site Address: Heather Hills Birchall Lane Leek Staffordshire ST13 5RA Leek

Comments by: Mr and Mrs B L Daly

From:

Phone:

Email:

Submission: Objection

Comments: FAO Chris Johnston

Dear Sir,

Application Number SMD/2017/0147 , Heather Hills, Birchall Lane, Leek

We have two key points to raise in objection to the above planning application:

- 1.The proposed development is ,over development, of the front garden of Heather Hills
2. This proposed development will significantly change the nature of the neighbourhood.

Please see our letter of 13th November 2016 objecting to the Developer's first application SMD/2016/0548. Our comments on the neighbourhood; access; and matters of title relating to the maintenance of the grass verge and estate boundary wall, remain highly relevant to this second application.

There has been an overwhelming negative response by residents in the Lane to the front garden of Heather Hills being cleared by this speculative developer who is clearly intent on disregarding matters of title imposed for the benefit of all residents to protect the nature of the neighbourhood. The front garden has been turned into a dumping ground for piles of excavated earth and stone, and a parking zone for heavy machines and vehicles.

Front garden land in Birchall Lane is one of the key defining features of residences here. Large front gardens provide space to allow for privacy. Large front gardens also provide openness. This is particularly so at this end of the Lane where it is at its narrowest and leads on to open fields.

This second development scheme for the front garden put forward by the applicant is yet another attempt to

change the neighbourhood for the worse. ¿The design of the dwelling has been revised slightly to reduce the visual impact¿, says the Design and Access Statement. The visual impact is massive: It takes away open space on the ground and an open view of a big sky. It reduces further the garden of Heather Hills and hems it in with a close boarded fence. As well as the proposed development overpowering the existing house, it overwhelms the 2 large plots opposite and all other dwellings at this top end of the Lane. It is housing greed not need and such increase in density would have an overwhelming negative impact on all neighbouring properties economically, socially and environmentally. The application must be refused.

Of equal importance, is that the Design and Access Statement makes no comment on the numerous concerns stated in the objection letters for the first planning application regarding the fundamental issue of highway safety and maintenance posed by the proposed development. The application cannot be approved because of the increased highway dangers it creates.

In view of the seriousness of our concerns and impact on the neighbourhood, we are pleased to hear that this application is to be considered by a planning committee. Also, given the upset that the neighbourhood has experienced over the ongoing development in the front garden of Westerdale at the centre of Birchall Lane, we are simply concerned that there is transparency in the process. The Westerdale development application was, we believe, decided by a planning officer and was not put to a committee. Not one adjoining neighbour was given written notice of the application by your planning department. And subsequently, we understand that important planning conditions to the Westerdale permission have been waived. Had the Council chosen to give written notice to adjoining neighbours, and if the neighbours had not been misled by the street scene images included in the application by the developer, the position with this development may be very different. The planning statement said it would be a contemporary Arts and Crafts dwelling hidden in the bottom of the garden. Mr Morris must be spinning in his grave!

For these reasons, we put it to you that the front garden development at Westerdale should not be seen as a precedent for the application in question. Approval for the Westerdale development should never have been granted and has blighted the neighbourhood to the detriment of all its residents.

The planning statement for this latest front garden development at Heather Hills states that the design ¿mirror(s) some of the Voysey type properties nearby¿. Mr Charles Voysey must be spinning in his grave too.

Finally, since all residents do not have the energy, resources, time and expertise to keep on top of all the current planning applications to ensure that our neighbourhood is not ruined any further, we want to see a blanket ruling by the committee that no more new dwellings filling in gardens will be allowed in Birchall Lane. If neighbours who have previously objected do not submit objections again, we put it to you that you should assume all continue to apply except if you prove otherwise. A persistent developer such as this one will wear us all down and we look to our planners and councilors to protect us and look after our interests as council tax payers.

Yours faithfully,

Brendan and Jane Daly