8 BASFORD BRIDGE TERRACE
CHEDDLETON
LEEK
STAFFORDSHIRE
ST13 7EG
3rd June 2017

Staffordshire Moorlands District Council
Planning Applications Manager
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Dear Sir

Planning Application SMD/2017/0235
Change of use – 8 Basford Bridge Terrace

I refer to the above application, submitted on my behalf, by Robert McGuinness of RLM Associates.

I understand that you have received an objection from Mr Chang at number 7, dated 18th May 2017. I would respond as follows.

Background

My wife and I bought the property at number 8 in September 2005. The land in question had been fenced off by the previous owner of our property and it was overgrown with six foot high ferns and other weeds. There was an amount of garden and general rubbish on the land. It was an eyesore.

Immediately, on moving in, we enquired of the land registry, as to the ownership of the land surrounding our property. The land at the back was also covered in ferns and other weeds.

In September 2008, we purchased the land at the back of number 8 from our neighbour Miss Morson at number 6.

In February 2009, we purchased the land in question from a Mr Bailey Goodwin of Grange Farm, Cheddleton, although he had not registered the title. Subsequently, it has transpired that this parcel of land was overlooked, when the Goodwin family sold the surrounding fields for the development of Cheddleton Park Avenue.

In October 2009, we commenced the landscaping works. This work has received much admiration from passers-by, on the public footpath, who remember the state that it was in.

Point 1.

The land was not being used when we moved in and was completely overgrown. There was no sign of a shed.

Point 2.

The development of the land in question does not prevent access to Mr Chang's property. We are happy to open the gate, which is to the side, for Mr Chang, should he request it.

Point 3.

The fact that previous owners of number 8 have not wanted to use this land is irrelevant. We wished to tidy up our immediate environs and to improve the overall appearance of the neighbourhood.

Point 4.

If others had wished to use the land, they should have made enquiries about it's ownership and purchased it.

Point 5.

Yes, trees that were close to our property, and that of others, that were on our land, have been removed, because they were in a precarious condition. None were subject to a tree preservation order.

Conclusion

Please contact me if you require any further clarification.

I trust that the above will enable you to consider our application favourably.

Yours faithfully

Philip J Davies