Stafforshire Moorlands District Council
Planning Department
Stockwell Street
ST13 6HQ

Mr and Mrs D Mollart
Rock View Cottage
Tean Road
ST10 1TZ

14th September 20017

OBJECTION to SMD/2017/0332

Dear SMDC Case Office,

We live opposite the above proposed development application from Mr Taha and Strongly object to the change of use from a Residential Housing Development to a Car Wash and Valeting business.

Herein are our comments and objections relating to the above application:

- The above application states the proposed hours of business would be; **8am till 6pm for 7 days a week**. We find this unacceptable as the businesses next to our property and who are only a few feet away from the above application have restricted operating hours, which we believe to be; **Mon to Fri – 7am till 6pm, Sat – 7am till 3pm and Sun Closed all day.** This is to protect our Quiet Enjoyment of our home. Saturday afternoon and Sundays are our only peaceful times and is when the traffic levels are significantly reduced therefore the road noise is also. We believe that the noise from the above proposed application which would include; Jet Washes, Power Generators, Revving vehicle engines and raised voices over the later would have a significant negative impact on our Peaceful Enjoyment of our property.

- The above application site has very poor drainage and in the past has been prone to flooding. We believe that the site uses a septic tank for waste and we are very concerned about the drainage of harmful chemicals that the proposed business would be using. Also a big concern is the run off of a significant amount of surface water especially as the gradient of the site falls down toward the Tean road which would be a hazard on the busy public footpath and road especially in freezing conditions. We were in favour of the housing development on the above site which was passed recently as the drainage would have had a significant amount of money invested into resolving this issue.

- This is the main walking route for pedestrians, including a significant amount school children from Tean to Cheadle who would have to cross over the entrance to the above proposed development. We ourselves our Foster Carers who have children walking into Cheadle on a daily basis. This is of particular concern to us with the dark mornings and nights approaching and with the protential slip hazard of wet, icy paths and roads.

- The above proposed application is in the small rural Hamlet of Mobberley, and is totally inappropriate and unacceptable for this area. The area is being promoted as the ‘Gateway to Cheadle’ and this term was used when planning permission was granted only a few months ago for the housing development on this site. It was in general agreement that houses would bring a much needed positive impact on the area and tidy up the said ‘Gateway to Cheadle’. This development will not in any way have a positive impact on our local community or the local economy. The area is also being promoted as a beauty spot for the leisure activities such as walking and horse riding and information signs to this effect have recently been erected in the area. We, as do many other families in our area enjoy walking and horse riding passed this site.

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I have spoken with County and District Councillor Mr Mark Deaville who has offered his support and who also objects strongly to the above Planning Application.

Please also be aware that Rock View Cottage and K&K Café are of the same property. The property has been residential for over 10 years.

Yours Faithfully,

Diane and David Mollart.