From: planningcomments@staffsmoorlands.gov.uk
Sent: 13 October 2017 07:19
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Blue Category

Application Reference No. : SMD/2017/0615 Site Address: Stanford House DENSTONE LANE ALTON STAFFORDSHIRE ST10 4AX Stoke On Trent
Comments by: Sam Read
From:
Weaver House, 1 Alverton Court
Denstone Lane
ALTON
Stoke-on-Trent
Staffordshire
ST10 4FG
Phone:
Email:
Submission: Objection
Comments: Dear Mr Haywood,

This planning application contains a series of misrepresentations and dishonest statements that the SMDC is requested to investigate without delay.

I hereby give formal notification of my OBJECTION to this planning application, on the following grounds:

1. Easement across Stanford House / Right of Way for Alverton Court Residents -

There remains a dispute with Mr & Mrs Draycott regarding an easement across their property, which provides the residents of Nos 1-5 Alverton Court with our sole, safe pedestrian access into our local community; moreover, our children use the footpath ¿ laid across Mrs Draycott¿s property referred to as Stanford House as a condition imposed on the development of the land ¿ in order to catch the bus to/from school, and for our general access into our village. There is no other pedestrian access.

There is no reference either in the planning statement nor on the location plan to the right of way that has been in existence across Mrs Draycott¿s land for at least thirty (30) years.

The development of the land was only granted on Appeal and an extract of this is contained herein:

Appeal Ref: APP/B3438/A/12/2181161

Alverton Hotel, Denstone Lane, Alton ST10 4AX

Dated 11th January 2013

The Appeal decision imposed a Schedule of Conditions on the development of the land, which included:

¿10. Before the first of the dwellings hereby approved is occupied, full details of the footpath shown on drawing H/12/01, linking with the existing public footpath, shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.¿

2. Residential Occupation -

Given that there are signed Affidavits held by SMDC, I am particularly concerned of perjury by Mr Draycott on which SMDC is requested to seek Legal Counsel, due to the following points that are not represented in the Affidavits or the Planning Statement:

a. Mr & Mrs Keates vacated their property in early January 2016, having owned the property since 1986;

b. The property was purchased by Mrs Draycott for £450,000 - as the sole owner - on 27th May 2016;

c. The property comprises two Title Deeds that confirm the transfer of the properties to Mrs Draycott;

i. SF547384 is the Title to the main house and adjoining cottages (formerly the three commercial flatlets);

ii. SF608117 is the Title to the land adjoining the main house, which carries the Easement and Right of Way for Alverton Court residents, on which the footpath was constructed as one of the Schedule of Conditions on Appeal;

iii. Neither of these Title Deeds are referred to in the planning application;

d. The property remained empty until 29th September 2016, when it was occupied by Mr & Mrs Draycott;

e. Between 27th May to 29th September, the main house underwent substantial renovation, without planning consent;

f. The commercial flatlets adjoining the main house underwent renovation until approximately April 2017, which included the removal of asbestos;

g. The main house was being used as a B&B throughout 2015 and the three flatlets were also let during the whole of 2015;

h. There has not been a planning application for the conversion of the commercial property into residential use;

The property has therefore been used (without planning consent) for residential purposes only since 29th September 2016.

3. Misrepresentation in the Planning Statement -

The photographs provided by Sammons Architectural Ltd are not representative of the property now referred to as Stanford House. There is a substantial construction linked to the main house to the east of the property, which comprises the former three commercial property lets that Mrs Draycott has converted into two residential properties that have been occupied by her adult children since April 2017. The planning application should be re-submitted with full photographs of the entire property owned by Mrs Draycott

The planning application is an intentional manipulation of a series of matters for the sole benefit of Mr & Mrs Draycott, which is particularly disappointing, who do not share our values of the importance in our local community. We have previously attempted to discuss matters with Mr Draycott, but he refuses to discuss matters with us unless through third parties. Finally, the property referred to as 11 Denstone Lane, Alton, is also owned by Mr & Mrs Draycott and it is difficult to see how they are able to consult with themselves through this planning consultation.

This Planning Application is therefore considered UNLAWFUL and a deliberate attempt to mislead SMDC.