W e s t f i e l d s
Clay Lake
Endon
Stoke-on-Trent
ST9 9BT

Tel [redacted]

Staffordshire Moorlands District Council Planning Department
Moorlands House
Stockwell Street
Leek
Staffs
ST13 6HQ

October 8th 2018

Dear Sir,

Notice under Article 13 of Application for Planning Permission for Household Development at 2 Hillswood Close, Endon, Staffs ST9 9BS

We have lived at the nearest adjacent property Westfields for more than 30 years. We are the owners of the narrow track which it is suggested, without the courtesy of any prior consultation, will provide the access route for this proposed development. We are also in the process of building a retirement dormer bungalow on our paddock adjacent to the current end point of the track. Planning Application No. SMDC/2016/0169 refers. This bungalow, representing our lifetime's ambition, is planned for completion by Easter 2019 and we are looking forward to a quiet and peaceful retirement there. Access via the suggested track would mean vehicles passing within two meters of our sitting room and kitchen windows and would have safety consequences for any pedestrians on the track and our four young grand-children who are frequent visitors.

We are writing to make a strong formal objection to the above proposed planning application, the site for which borders both our current and future houses and the access for which attempts to mis-use, in our view, a claimed existing right of way via the track which runs directly through our existing land.

The access route suggested in this application is not appropriate given the overall nature of the track on which it is based and considering that six existing dwellings are accessing the same final connection of the track as it joins the main B5051 via an already visually constricted junction. The track is very narrow and very steep in places and is

only suitable for four-wheel drive vehicles during some parts of the winter period. Even the normally sized driveway en-route to the B5051, which the track joins, has significant problems each winter with any snow and ice always causing difficulty in getting up the main drive by any normal car. Furthermore there are no passing points on the track and there is no space to build any such passing points nor to provide any pavemented areas.

In addition, and most frustratingly, there is a much more obvious access path for the proposed development to the main road system via the north east point of the proposed site. This access path would inconvenience far fewer households, would be exclusive to the development and would thus be much safer in traffic management terms. It is also a much shorter route to the main road system and thus economically more sensible in building cost terms.

The original right of way through our land was granted to a tentative single building plot in the nineteen seventies. That was, in turn, reliant upon a far-sighted estate management plan which was itself the subject of a formal restrictive covenant (1907) limiting any development on all the subsequent four separate plots concerned to a single dwelling or a pair of semi-detached dwellings. I imagine that the applicant has no knowledge of this ancient covenant?

This planning application for TWO detached dwellings represents over-development in our view given the overall nature of other properties in the immediate vicinity and will automatically introduce, completely un-necessarily and inappropriately, major access and traffic safety problems.

We have no objection in principle to a single detached dwelling sensitively designed in a manner in keeping with other local properties, as long as its access to the main road system is via the existing garden at 2 Hillswood Close, Endon, ST9 9BS, presently owned by the applicant, and is subject to the normal formal planning regime regarding visual amenity, privacy and noise etc etc.

Yours faithfully,

Reg & Chris Aldridge