From: planningcomments@staffsmoorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories: Blue Category

Application Reference No. : SMD/2018/0574
Site Address: Scrap Yard Off Belle Vue Road Leek Staffordshire
Comments by: Doreen MacDonald and Louise MacDonald
From:
27
Hillcrest
Leek
Leek
Staffordshire
ST13 5SE
Phone:
Email:
Submission: Objection
Comments: Dear Sir/Madam

We would like to object to this application on the following grounds.

1. The land should not be disturbed as the gardens on number 29 and 31 have already experienced subsidence when hedging and trees have been removed on a small scale domestic level. Heavier unmanaged excavations are likely to cause additional damage.

2. Number 29 has already had to have their garden reinforced as a result of the small scale disturbance of soil and the removal of hedging and trees without any heavy duty excavations taking place.

3. As a consequence of this subsidence the bank itself has already been shown to be unstable and should not be disturbed by excavation or the removal of trees, plants and hedges.

4. There is a very thick hedge at the bottom of number 27 which is supporting the garden. This cannot be disturbed as this will cause damage and potential subsidence to the property. This hedge has been maintained by the owner and previous owner for at more than 30 years for this purpose.

5. At least 3 other properties in Hillcrest have hedges that are also maintained for this purpose.

6. The landowner embarked on works without consulting local residents or considering the impact on them which has caused considerable distress to residents many of whom are vulnerable as they are elderly and disabled.

7. The landowner did not seek professional advice from planning agents or surveyors prior to removing trees and excavating and thus disturbing the land.

8. The landowner did not consult the council prior to embarking on land works. As a result neighbours were forced to complain to the council as they were fearful of the impact on their own homes. The council then had to invest time and money to order the landowner to stop works.

9. The landowner states that there are no trees or hedges in the vicinity. This is not correct. The landowner removed a number of trees and bushes when he commenced his work.

10. The works have not been completed by professional excavators or builders. The works have been conducted on an ad hoc domestic basis by unqualified individuals during weekends and evenings. The works are therefore unlikely to have been completed to the correct appropriate standards or building regulations.

11. The weight of the scrap or storage buildings to be constructed in the area is likely to cause further disturbance of the already unstable ground.

12. The landowner has already demonstrated a disinclination to consult with local residents, seek professional guidance or comply with planning regulations.

13. The scrap to be stored will be in close proximity with local residents properties causing unnecessary disturbance of every kind to a largely elderly and disabled demographic.

14. The bank itself is an unsuitable area to store scrap as it unstable and far too close to residential properties.

15. The scrap will attract vandalism and theft to the area.

16. The scrap will attract vermin to a residential area.

17. The scrap or associated buildings may affect the local residents right to light.

18. The scrap yard will be clearly visible from the main road and therefore will materially affect the landscape of the area and of the town itself.

19. Visitors to Leek will be greeted with a view of scrap yard followed by an empty, vandalised dilapidated mill.

20. There is no evidence to show that the extension of this area for the storage of scrap will increase employment in the area.

21. The extension of the scrapyard will have an impact on wildlife. Of particular concern is a badger set in proximity with the site.

22. Access to the site is already very limited.

23. There is a public right of way/right of access in the vicinity.

24. Planning applications in the close proximity have already been rejected on the basis of access issues.

25. The demographic of Hillcrest consists largely of elderly and disabled people. The extension of the scrapyard will cause considerable disturbance and distress to everyone in this area but particularly to this group of people.

Yours faithfully

Doreen MacDonald

Louise MacDonald