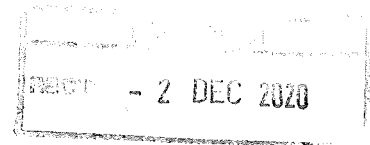


Mrs Pamela Simister
The Cedars
Cedar Hill
Alton
Staffs
ST10 4BQ



27th November 2020

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

To the Planning Applications Manager

I write in reference to the planning application : **SMD/2020/0601**. Mr Robert Simister

I wish to object to the above planning application.
My reasons for objection are as follows.

- I have lived at The Cedars since 2009 and I have received no official notification of the planning application placed.
- On the planning application Mr Simister has said that he is the sole owner of the property. This is not true, we own the property jointly 50% each
- Mr Simister states that the proposed development cannot be seen by any footpaths. This is not true, a footpath runs a couple of metres behind the planning line. The development would also be seen by a further footpath which is part of the Staffordshire way.
- Cedar Hill is a minor road with no road markings. In the last year a new development has been built and a further planning development is to be decided. The impact of a further development would generate more traffic on an already busy and well used road. Cedar Hill is one of the main routes into the village of Alton. There is also no pavements on this road.
- The visibility for vehicles drawing out of the property is compromised by hedges and stone walls. There is a left hand blind bend very close to the left of the new access.
- On the planning application the planning line down the front of The Cedars drive has reduced the access to the back of the property. This access is already very narrow and couldn't be reduced further. The access needs to be wide enough for delivery and service lorries to get through and agricultural vehicles to get to the fields behind. Larger vehicles are then able to turn around so they do not have to reverse out onto Cedar Hill with no visibility.
- On the planning application The Cedars has had its ownership of its drive to the road removed. The Cedars being the original property would require ownership of its drive up to the road. I do not know why the planning line has been drawn like this.
- The stone shed which would be demolished (it is not a garage as stated) has been renovated to a high standard in keeping with the area.
- The three proposed properties would overlook the rear of The Cedars which would invade its privacy.
- The three detached houses look too big for the planning area. The buildings already there are low lying so if any dwellings were to be built bungalows would be more suited to the

area. The back gardens to these properties would be very small for the size of houses applied for.

- The houses applied for have two car spaces. There is very little room for excess vehicles. Where would they park?
- On the application there is no turning point for delivery lorries etc. Reversing all the way up the communal drive and onto the road would be difficult and dangerous.
- What sort of sewer service would be provided for the houses? If connected to the main sewer on the road would a pumping station be needed as the houses are below road level.
- Drainage of the properties. Where would the surface run off water go? Would it be collected or would it run off onto neighbouring properties.
- The waste disposal service see no problem to the collection of bins if they are taken onto Cedar Hill. This means on certain days there will be at least eight bins at the top of the driveways blocking their access and potentially the highway. There is no pavement on Cedar Hill.
- On the planning application an area of the plot has been left blank. Would the applicant state what his intentions are for this area?
- The planning application states a wall will be built between the original house and the new houses. Could the applicant state what sort of wall that would be?
- The planning application describes the plot as a brownfield site. The buildings are used for agriculture and general storage.

Should you require any additional information or clarification of any comments made do not hesitate to contact me at the above address.

Yours sincerely



Mrs Pamela Simister