

From: [Richard Lawton](#)
To: [Planning \(SMDC\)](#)
Subject: Objection to Planning Application Reference No. : SMD/2021/0155
Date: 19 April 2021 11:47:20

Objection to Planning Application Reference No. : SMD/2021/0155

Site Address: Land to the Rear of Rosedale Cheadle Road Cheddleton Staffordshire ST13 7BH Leek

Lawton: 405 Cheadle Road, Cheddleton, Leek

The proposed planning application has no benefit to any local resident, other than financial gain for the land owners.

Following on from our original objection on 22nd March, we are still objecting to the planning proposal. After seeing the detailed plans uploaded on the Staffordshire Moorlands Website, the properties are even closer to our boundary than we originally thought. The 4 detached dwellings would directly affect each resident's privacy (with plot 1 & 2 facing directly into the rear of our property), open aspect, daylight into our property, and safety from the main road along with increased traffic generation. Cheadle road is a 50mph high speed highway with poor visibility at our entrances without introducing at least another 8 cars out of a very tight driveway without mentioning regular visitors etc. With this in mind has a Highway Report been generated or provided from the Highway Agency? As there is nothing uploaded on the application and is a worry to all property owners, due to the increased traffic that this would generated to the already busy, high speed road.

The proposed plan sees the building of 4 more dwellings, which directly impacts the privacy and daylight of all the surrounding properties creating overshadowing to each garden. As previously stated, the Paddock is supposedly going to be used for sheep grazing during spring 2021. Why would a grazing area be considered for such development when there are other areas locally that are better suited for development (that don't have to demolish part of an existing property and its garden - garden grabbing).

As mentioned by neighbours in other objections, the benefit of living on such a busy, high speed road is the greenspace and outlook behind the properties for the wellbeing of all the residents. AP Proteins produces substantial odours, which of late have been noticeably worse (reported to relevant authorities). The Greenland behind our properties is a buffer from the factories noise, light and pollutions consisting of trees, hedgerows and pastures surrounding the ever expanding factory and busy entrance road. Surely the section of land opposite AP Proteins that is derelict would be a better plot to develop and beautify than removing the privacy and outlook of existing properties.

Aside to local properties being affected by this proposal, there is also the local wildlife to consider. We are aware that there are bats in the roof of Rosedale with siting's of newts, rabbits, mice, pheasants, buzzards and barn owls. Another thing to consider is that we believe to have Japanese Knotweed growing through our boundary that adjoins the paddock (well known to be damaging to structures and poisonous).

We moved to Cheddleton and the area for the countryside and outlook of our property, where we hope the council would look at other suitable development sites to beautify the local area than damaging existing Greenland and well established properties.