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**To:** [Planning Comments \(SMDC\)](#)  
**Subject:** Comment Received from Public Access  
**Date:** 26 April 2021 07:58:16

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Application Reference No. : SMD/2021/0210  
Site Address: Greywoods Cheddleton Road Leek Staffordshire ST13 5QZ  
Comments by: Jim Willshaw

From:  
Ridgeway  
Birchall Lane  
Birchall  
Leek  
Staffordshire  
ST13 5RA

Submission: Objection  
Comments: Greywoods Objection SMD/2021/0210

I wish to strongly object to the proposed development of the garden of Greywoods.

The reasons for my objection are set out below:

- 1) As has been rigorously legally tested, the presumption in favour of development is not applicable to this application.
- 2) This proposed dwelling is not sustainable development, as per other rejected applications.
- 3) The visual impairment of the street scene when viewed from Birchall Lane is unacceptable, as the proposed dwelling will be 'side-on', with opposite properties looking on to a harsh gable end.
- 4) Again we see outline application from which it is not possible to determine the ridge height and window orientation and therefore the impact on privacy and light on neighbouring houses and the existing Greywoods property. However, the proposed property will definitely impact the light to the primary windows on the South of the existing Greywoods property, and its garden. The space about dwellings criteria is not expected to be a de-minimis, and to assume so in this location would be to change the nature of the Birchall Lane area.
- 5) The plans state 'Retain selected planting'. The planning officers and the committee must understand that the mature trees at the southwestern corner of the proposed site sit well inside the boundary hedge, with a garden path running outside these trees and inside the perimeter. These trees are important to the visual aspect on this major entrance to Leek and must be protected to the maximum degree. And, as previously applications have cited the biodiversity within them should not be lost. Presuming the committee will stand by its previous objections in retaining these trees, the proposed dwelling becomes very shaded. If the development is allowed due to their location 2-3m+ inside the perimeter the usable space on the plot is very limited, which itself places these trees at future risk.
- 6) The planning committee has set precedent for refusing applications of this nature submitted as 'outline' as it is impossible to know the visual impact of the proposed developments, the impact on the character, vernacular, light, privacy and other relevant matters.
- 7) The building line of Birchall Lane will be breached, with the proposed dwelling being very close to the hedge on Birchall Lane. Neighbouring Croxteth is a stand out exception, and all other properties on Birchall Lane sit well back, allowing extensive front gardens.
- 8) The applications siting of the garage suggests that a future application may be attempted for a second plot. This possibility must be eliminated, as per earlier committee decisions.

9) Greywoods is one of the last remaining grand and architecturally unique houses of Birchall, and its status would be greatly diminished by this proposed over development of its grounds.

Further, as the planning committee knows, the state of the surface of the road of Birchall Lane is deteriorating, and its deterioration has accelerated following the unprecedented frequencies of heavy vehicles used on the construction of other dwellings in the last year or two.

Unless the planning team reject the proposal, the race to the bottom will continue, with ever decreasing plot sizes and designs not in-keeping with the unique character of this area, and this unique area of Leek will be lost forever.

And, so for these reasons, I object to the development on multiple grounds relating to DC1 (numerous factors) and DC3 (numerous factors) of the local planning policy, and urge the application be refused.

Regards

Jim & Debbie Willshaw

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