

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2021/0210
Site Address: Greywoods Cheddleton Road Leek Staffordshire ST13 5QZ
Comments by: Philip Culleton
From:

The Cottage
Birchall Lane
Birchall
Leek
Staffordshire
ST13 5RA

Phone:

Email:

Submission: Objection

Comments: I would like to object to the Planning Application Reference: SMD/2021/0210

My reasons for objection are as follows.

The proposed development is a direct contravention of the Design Considerations section DC1 of the Core Development Strategy 2014 as it does not respect local context or the scale and proportions of surrounding buildings and would be entirely out of the character of the area, to the detriment of the local environment.

The garden of Greywoods is in a prominent position at the corner of Birchall Lane. Building in this garden will spoil the character of the area as it is the first property you see when entering Birchall Lane, or passing on Cheddleton road.

The house is planned to be sideways on to the Lane, so will look odd and out of place.

The house will have an overbearing impact on neighbouring properties, be too close to the Lane and look cramped when sharing what will remain of Greywoods fine garden.

Mature trees will be lost. These provide an important role in filtering noise and pollution from the busy Cheddleton road.

Leek needs to continue to offer a wide range of housing to attract and retain residents who have a range of housing needs and budgets. While other areas in Leek are better suited to more affordable, smaller, or higher density housing, Birchall provides something different for Leek. It provides medium and larger houses that are less densely sited compared to new estates such as St Edwards Park in Cheddleton.

Currently, when driving into Leek from the South, Greywoods helps to reinforce the message that Leek is a prosperous town and a good place to invest in and live. The area will not be enhanced by building a large

family homes in the garden of one of the most prominent and impressive houses in Leek. By allowing gardens to continue to be developed in Birchall, Leek is at risk of losing one of its unique assets, which will be a great loss to Leek and the Staffordshire Moorlands.

Regards

Phil Culleton

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