

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: A. Sharratt (Mrs.)

From:

Woodpeckers
Birchall Lane
Birchall,
Leek
Staffordshire
ST13 5RA

Phone:

Email:

Submission: Objection

Comments: Dear Sir,

I am writing to strongly object to the above planning application.

Clarification of some anomalies.

1. The revised Design & Access Statement by the Architect, Mr. Rob McGunness, paragraph 3, refers to difficulty in understanding some aspects of refusal of the previous application. On reviewing the webcam I note that the Planning Officer made a particular issue of satisfying herself and the planning committee, that if they refused the application and it was taken to Appeal, the Appeal would be dismissed. I also note that the refused application hasn't in fact been taken to Appeal - the action available to resolve such differences. Instead, one of the proposed properties has been dropped, for the present time at least.

2. Paragraph 7, under the heading of Design, refers to the Cheddleton Road and Birchall Lane frontages. These frontages are on the original site drawings of the highly skilled and imaginative Architects, Longden & Venables. The drawings show the building line on the Birchall Lane frontage, reflecting the fact that Greywoods is a corner plot, as stated by the Architect in paragraph 5 of the statement. The statement does not make reference to this building line. For clarity - the line illustrates that the proposed property would breach the building line on that Birchall Lane frontage of the charismatic Greywoods.

The area of land between the building line and Greywoods property itself, provides the space needed to give it the setting worthy of its excellent calibre. It is not possible to diminish that area of land without harming excellent qualities of Greywoods which have always been in existence. Furthermore, the impact of a new dwelling anywhere in the garden of Greywoods will fail to improve Greywoods. To the contrary it could not avoid causing harm to it, which again is against planning regulations.

3. In Paragraph 3 of the conclusions in the Design and Access Statement, comment is made that this additional property would help to fulfil the housing number obligations for Leek. The fact is that sufficient land has been identified in the Leek Plan to provide the number of homes required. It is not necessary to compromise a charming property like Greywoods to provide one more dwelling. It is abundantly clear that the harm that this proposed property would cause is not compensated by supplying another property, especially when the Local Plan resolves the issue.

GROSSLY ADVERSE EFFECTS ON GREYWOODS

Greywoods is one of the creative masterpieces that talented architects of the time excelled in designing. Taking away its setting and replacing any part of it with any further houses will result in its majestic character being degraded severely and irrevocably. Without a doubt, therefore, again it will 'Create Harm', in contravention of planning regulations. It is one of the premium architecturally designed properties which remains in the Staffordshire Moorlands, and will be left bereft of the setting it was twinned with on the drawing board, which is part and parcel of its substance.

Destroy the setting of Greywoods - and what remains is this great house close up to another property on the site. This Other property would interfere with the overall view of Greywoods from the surrounding area as it stands and the overall view from Greywoods of its surrounding area of land as it stands. That is harmful to Greywoods.

The commandeering air of special attractive importance that Greywoods has had ever since it was built, multi decades ago, together with the sense of the heritage of the place, with its inert architectural worthiness, will be gone forever. Importantly, this also includes the loss of its dual frontage aspect, caused by the removal of the frontage onto Birchall Lane proposed by this application. This would leave it with a single aspect onto Cheddleton Road, creating an inferiority compared to the dual aspect it has owned from being built right up to the present day.

It will be another example of garden grabbing, and in this case, causing harm to the architectural splendour of this fine example of the talent of Longden and Venables, including its beautifully matched gardens. This highly imaginative and superb design, highly prized by any standards, should above all be protected - the like of which are few, comparatively speaking. Sadly.

I implore the Planning Committee to decline this application and to ensure that the majesty of Greywoods is preserved instead of being badly harmed by this commonly termed 'back/side' (and front in this case) garden grabbing. Laws have been in place to prevent this kind of garden grabbing for many years in areas specially characterised as Birchall is, including nearby Macclesfield. Whilst these Local laws have been implemented by District Councils, SMDC hasn't yet brought them into being in Staffordshire Moorlands, at the moment, sadly.

Sincerely,

A.Sharratt

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