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Sent: 03 June 2021 17:54
To: jkeeling1955@hotmail.com <jkeeling1955@hotmail.com>
Subject: Comment submitted for Planning application

Thank you for submitting your comments on the planning application.
This is an acknowledgement to confirm they have been received by the planning department
and will be processed within the next 5 working days.
Please find a copy of your submitted comments below.

Application Reference No. : SMD/2021/0190
Site Address: Gravel Bank Farm Caverswall Common Lane Caverswall Staffordshire ST11 9EU
Stoke-On-Trent
Comments by: John and Margaret Keeling
From:

Whitehouse Farm,
Caverswall Common
Caverswall
Staffordshire Moorlands
Staffordshire
ST119EU

Phone:

Email:

Submission: Objection

Comments: Material planning considerations:

Overlooking/loss of privacy

From studying the plans, we believe that the proposed buildings would higher than the existing garden buildings and designed to stand taller than the trees on the boundary between our two properties which means they would be overlooking our home and believe this will be a direct infringement of our privacy.

Furthermore, the applicant opposed the planning application of a young family that had grown up in the area on land that would be over-looked by the proposed developments should the application be granted. This would be direct contradiction of his own opinion of development and conservation in the proposed area in the past.

Visual amenity:

We feel the visual impact on our property would be so severe that it would adversely affect the residential amenity of our home. We consider factors which affect residential amenity such as daylight levels with higher buildings restricting sunlight, delaying sunrise over our property, noise levels and poorer air quality. All of these have the potential to be compromised by the proposed development to such an extent that the impact on residential amenity would be detrimental to quality of life in the area.

Layout and density of building:

The applicant opposed and stopped the building of 1 bungalow on land adjoining the proposed site for privacy and road safety reasons, now the proposal would be to increase that loss of privacy and dangerous road conditions by at least six times.

Highway safety/Traffic generation/Road access:

The proposed access is on an already very busy country lane, on a steep bank close to a double bend in the road. Should the proposal be granted, six dwellings would compromise highway safety, cause more traffic multiplying the traffic load by at least six times from this one access would be dangerous. It is evident the grass verges in the country lane are eroding due to the increased farm traffic and vehicle sizes. There has already been 1 fatality on the afore mentioned double bend, less the 100 yards from the proposed access. One driver commented in May 2021 he came close to wiping out a family walking close to the access on the bend. A farm driver told me today, he will be driving heavy farm tractor and trailer more than twenty times in each direction per day starting this coming Monday and there are an abundance of farmers doing similar. To add car traffic to this would add further risk on this dangerous stretch of road. I have photo evidence of the already necessary heavy farm traffic and heavy goods vehicles, however due to the closeness of one of the really busy periods of traffic I request the Local Authority extend the deadline to enable Planners to evidence the true traffic situation in this area.

Noise and disturbance resulting from 6 further families living on that same space is detrimental to wildlife and the country setting.

¿We believe that the proposed development is a direct conflict with local life. It does not respect local context or village setting. The proposed development would be entirely out of the character of the area, and to the detriment of the local environment.¿

Sustainability

The location is rural and isolated, access is limited, there is no public transport, its proximity to public transport and road networks, shops, places of worship and recreation areas mean a

definite increase in cars on the roads in the immediate area.

Nature conservation:

The proposed development would risk the natural beauty including the trees around the perimeter of the site and further expose any development to the detriment of the area.

Fear of crime:

The applicant has been plagued by crime at the present property, the proposed development would increase the risk of bringing crime to the area by six times.

Yours sincerely

John and Margaret Keeling.

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