

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 27 July 2021 15:16:34

Application Reference No. : SMD/2021/0469 Site Address: Land East Of Sandfields Kingsley Road
Cellarhead Staffordshire Comments by: Jillian Davis

From:

Cherilyn
Horton Drive
Weston Coyney
Stoke on Trent
Staffordshire
ST3 5HJ

Phone:

Email:

Submission: Objection

Comments: I wish to object to this planning application because 1) It is over development for this site and its location, and contrary to Local Plan policies SS1, SS2, SS10, H1 DC1 and contrary to the NPPF. 2) There is no Formal Public Right of Way Diversion Order in place for public footpath 'Caverswall 27' which crosses this site. 3) The proposed properties are completely out of character with the other properties in the area.

This revised proposal offers several changes to the properties including the style and orientation, but with the exception of a very small reduction in the width of the properties, shows no difference in cramming 3 x large 4 bedroom detached properties onto the site, which was refused on planning application SMD/2021/0133 as being over development for the site.

Attachment 21-615-06-A Amended Location. This shows the site area to be smaller than the site location drawing attached to the refused application SMD/2021/0133 which suggests the site will more so be over developed.

On the Planning Application form for this proposal, under section 8. Pedestrian and Vehicle Access, Roads and Rights of Way, the applicant has answered NO to the question 'Do the proposals require any diversions/extinguishments and/or creation of rights of way. This answer is incorrect.

Public footpath 'Caverswall 27' does cross this site and un-diverted would run from the north east corner of the site, diagonally, straight through Plot 1 of the proposed development. On attachment 21-615-04-B Site Plan the developer shows the footpath is just to be moved out of the way to run alongside the property Pathways, so the developer is obviously aware of this PRow. A Formal Public Right Of Way Diversion Order would need to be obtained to redirect this footpath.

The changes in the property style still show dominant ridge lines and a high solid to void ratio, with over half of the front facing elevation of each property having a brick gable end type design with a huge apex height of almost 8350mm. These would be completely out of character and appearance with any other of the surrounding properties (primarily traditionally built bay fronted properties) having no front brickwork higher than their roof eaves height of approximately 5000mm.

The reduction in the width of the proposed properties increases the spacing of the properties to 2450mm and 2500mm and it is suggested that this spacing will be similar to that exhibited by the neighbouring properties to the east. I disagree, the spacing between Dovelea, due to a 2 storey side extension, and its neighbouring property may be similar but the spacing between the other properties at top roof eaves height is much greater.

In this application, references are made to the approved application SMD/2019/0452 for this site. SMD/2019/0452 was for two smaller dormer bungalows and planning was approved with conditions, including the condition that a formal Public Right of Way Diversion Order would need to be obtained before the easterly of the two properties could be constructed.

Thank you for reading my objection comments.

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