

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2021/0491 Site Address: Land Off Tenford Lane TENFORD LANE TEAN STAFFORDSHIRE ST10 4EN Comments by: Mr & Mrs R Hughes

From:

64

Tenford Lane

Teaen

Stoke on Trent

Staffordshire

ST104EN

Phone:

Email:

Submission: Objection

Comments: To whom it may concern,

Whilst we are not naive to the planning process and the so called need for development and furthermore, expect, once again that a 50/50 planning committee vote will lead to a casting positive vote from the Chair who lives in Cheadle and will not be impacted by this proposed development we wonder if he lived on Tenford Lane, the outcome would be very different. We therefore urge you to consider our strong objections for a second time.

We would also like to know why the first application states 'No Objections' where clearly there were and still are numerous and strong objections to this proposal.

We wish to object to planning application SMD/2021/0491 on the following grounds:-

1. Proposed change to village boundary line - the village boundary has been proposed to move from the hedgerow on Tenford Lane to the woods surrounding the quarry area. This consultation needs to be concluded before any decision is taken with regard to this planning application which is specifically in the contested zone.

2. Impact on the village limited services and infrastructure - impact of 160+ residents on already pressurised and lack of local facilities in Teaen, despite the application being for the present Cheadle area boundary. Realistically, new residents will want to use the very limited facilities in Teaen as opposed to Cheadle which is a further distance from the proposed dwellings. There is a very small and already oversubscribed General Practice surgery and no Dentists.

3. Loss of open countryside and green belt, landscape and ecology - Loss of this green-space will irreversibly lose open countryside and greenbelt and have a significant negative impact on flora and fauna in our local ecology. The addition of 100+ cars to this area will cause pollution and danger to insect and animal life. There are a number of protected oak trees on the site which are homes to a number of protected birds of prey.

4. Loss of light - this is a major concern for the current residents of Tenford Lane. The gradient of the proposed

site which slopes at right angles towards Tenford Lane means that the proposed dwellings and outbuildings will be significantly elevated compared to those presently sitting below pavement level on the Lane. The boundary hedge is very much lower than the position of the buildings, meaning it will obscure little of the proposed buildings. Constructing two storey houses on this slope (particularly 7 houses in a row progressing up this slope directly opposite our house at No 64) will mean unacceptable light deprivation from an already dark north facing elevation at the front of the present Tenford Lane properties. The majority of present properties on Tenford Lane are set down significantly below pavement level and are already afforded a low level of light. As outlined above, this is also further impacted by the land opposite which is raised and elevated significantly above the pavement level. We urge the committee members and/or planning representatives to visit these existing properties to fully appreciate the issues we are raising here. In the event that the development goes ahead then we will be consulting our Solicitors on the subject that the development must include significant excavation of the ground in order that the proposed new properties sit at the same level as the current properties on Tenford Lane.

5. Overlooking / loss of privacy - this is another major concern for the present residents of Tenford Lane. The gradient of the proposed site sloping at right angles towards Tenford Lane means that the proposed dwellings and outbuildings will be significantly elevated compared to the current properties sitting below pavement level. The boundary hedge is very much lower than the position of the buildings, meaning it will obscure little of the proposed buildings and thus will directly impact on privacy of both present and new residents. As the bedrooms of our young children are at the front of our property, we have major concerns that they will be overlooked and their privacy compromised.

Building 2 storey houses on this slope (particularly 7 houses in a row progressing up this slope directly opposite our house at No 64) will mean unacceptable loss of privacy for those inhabitants of the present Tenford Lane properties. In the event that the development goes ahead, then we will be consulting our Solicitors on the subject that the development must include significant excavation of the ground in order that the proposed properties sit at the same level as the current properties on Tenford Lane.

6. Visual amenity - the introduction of a bland modern estate to this location of a characterful lane is not in keeping with the visual appearance of the lane.

7. Highway safety - Tenford Lane is a very narrow road, at parts insufficient for 2 cars to pass. The proposed junction into the proposed estate is at an area that is narrow and where already large vehicles attending the (former) kennels are unable to enter or leave that drive when current residents are parked outside their houses (residents used to have to move their car before a regular large vehicle attended each week to allow access and egress). These residents have to park on the road as they do not have drives to their houses. If this application goes ahead, residents with no drive will have nowhere to park their car outside their house due to proximity to the new junction.

On an already narrow and at times congested lane, heightened traffic on these roads will inevitably lead to an increase in accidents and loss of life for both car users and pedestrians.

The alternative access and egress routes are even smaller country lanes, single carriageway in many places, with equal or greater safety concerns relating to increased vehicle usage. One of these, Gorsty Hill Road, has no pavement and is also a key pedestrian route for children from Tenford Lane and the Clarendon Park estate attending the 2 village primary schools. Heightened traffic on this road will inevitably lead to an increase in accidents and loss of life for both car users and pedestrians. In the event that the planning is agreed we will be consulting our solicitors on the subject of construction traffic and when the road has to be dug for new drainage etc, the alternative routes for the current residents are unsuitable and dangerous.

8. Traffic generation - the addition of 40 new homes equates to an additional 100+ cars using the Lane on a daily basis. Increased traffic is hazardous to road safety in view of the narrow and winding nature of these country lanes and harmful to the presently incumbent flora and fauna of this greenbelt area and to the safety of pedestrians and children playing (the play park entrance is directly opposite the proposed new estate entrance).

9. Noise and disturbance resulting from use - introduction of 160+ additional residents to a current greenfield site with the impact of this on adjacent ecology in the wooded area with a number of old and protected oak trees and former quarry area (also posing as a difficult and possibly dangerous site for the construction of 40 houses) which is a wildlife haven currently.

10. Impact on Drainage / increased run off and increased flooding risk -the bottom of Tenford Lane is already prone to significant flooding and dangerous icy conditions on a hazardous crossroads. Loss of the natural soak-away area will result in increased flooding down the Lane and in the drainage basin adjacent to the River Tean. This will also add to ice formation in icy conditions at the already hazardous crossroads.

We hope that the above concerns will be noted, recorded and considered in detail.

Yours faithfully

Mr and Mrs R Hughes, 64 Tenford Lane

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