

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 31 August 2021 02:13:17

Application Reference No. : SMD/2021/0469 Site Address: Land East Of Sandfields Kingsley Road
Cellarhead Staffordshire Comments by: Jane Beardmore Jones
From:

Cherry Gardens
Cellarhead
Stoke-on-Trent
Staffordshire
ST9 0FA

Phone:

Email:

Submission: Objection

Comments: As with the previous refused application SMD/2021/0133, I strongly object to this resubmitted application. I fail to see how any amendments to the plans will make the three houses any less dominating within the street scene; the houses will not be in keeping with the other properties already in the vicinity. The proposed development and use of land will not positively contribute to the social, economic and environmental improvement of the area - it is not sustainable development. The visual impact will be a negative one particularly for the neighbouring properties who will also suffer from a loss of privacy with this overdevelopment of a relatively small area, which is crucially an important part of the Green Belt. I am deeply concerned with more and more chunks of precious green spaces being developed especially when there are other areas that could be regenerated for housing instead. Additional houses in this particular area will take away the openness of the countryside as it currently exists, which is unacceptable particularly if it impacts negatively on wildlife due to habitat loss. Trees have already been removed from the site, which impacts on nature and the environment. No special circumstances have been demonstrated for this development to be approved.

The issue of the public footpath being affected is one that cannot be ignored and it is concerning that if an application for its repositioning is approved then it will create an 'alleyway' adjacent to the neighbouring property 'Pathways', which is deeply concerning to the residents there and will affect their feelings of security; which can also be said regarding any users of the path itself.

I am also concerned with the proposed access to the development and more vehicles creating increased traffic on Kingsley Road, which is extremely busy and can be dangerous due to the legal speed limit allowed at this spot, despite no objections being made by Highways. The Health and Safety of residents and pedestrians is a concern.

I do not believe that the resubmission is acceptable therefore feel that it should be refused.

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