
From: Matthew Carrington-Smith
Sent: 28 September 2021 19:07
To: Planning (SMDC)
Subject: Planning Application - SMD/2021/0561

Categories:

Dear Sir / Madam,

We strongly oppose the planning application which has been submitted under the reference of: - SMD/2021/0561.

As per the attached title plan for our property 7 Lyndale close (dated October 2009), the boundary highlighted in the photo clearly illustrates that the boundary along which the applicant wishes to build the extension, gate and wall belongs to us as owners of 7 Lyndale. On that basis, we will not allow the proposal for our boundary fencing to be removed or any building work along our boundary.

Furthermore, the proposals include a gate to be accessed via our right of way. We rely on this right of way to access our property by car. Please see attached photo which shows the area in question. The proposed gate poses a health and safety hazard and puts us, and any visitors to our property, at risk of hitting someone exiting the gate as we are driving along our right of way. To put us or anyone else in this position is simply reckless.

We have no objections to the extension being built on the applicants' side of our boundary fence, with no gated access.

Please can you acknowledge receipt of this email.

Kind regards,
Mr M and Mrs A Carrington-Smith



Official copy of register of title

Title number SF557068

Edition date 14.10.2009

- This official copy shows the entries in the register of title on 28 October 2009 at 11:07:10.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 28 October 2009.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - A guide to the information we keep and how you can obtain it.
- This title is dealt with by Land Registry Birkenhead Office.

A: Property register

This register describes the land and estate comprised in the title.

STAFFORDSHIRE : STAFFORDSHIRE MOORLANDS

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 7 Lyndale Close, Leek (ST13 5AQ).
- 2 A Deed dated 1 November 1951 made between (1) William Wardle Sales and (2) John Sales contains provisions as to boundary structures and other matters.

NOTE 1: There is nothing contained in the Conveyance dated 22 December 1921 referred to which requires entry on the register

NOTE 2: Copy filed under SF481123.

- 3 (14.10.2009) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 25 September 2009 referred to in the Charges Register.
- 4 (14.10.2009) The Transfer dated 25 September 2009 referred to in the Charges Register contains provisions as to light or air and boundary structures.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (14.10.2009) PROPRIETOR: ANDREW STEPHEN HINTON and JANINE MARIA HINTON of 7 Lyndale Close, Leek, Staffordshire ST13 5AQ.

Land Registry
Official copy of
title plan

Title number SF557068
Ordnance Survey map reference SJ9956SW
Scale 1:1250
Administrative area Staffordshire: Staffordshire
Moorlands



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This official copy issued on 28 October 2009 shows the state of this title plan on 28 October 2009 at 11:07:10. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries. This title is dealt with by Land Registry, Birkenhead Office.



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