

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 30 November 2021 10:47:17

Application Reference No. : SMD/2021/0720
Site Address: Land At 58 Uplands Croft Werrington Staffordshire
Comments by: Mr & Mrs Burn

From:
60
Uplands Croft
Werrington
Stoke on Trent
Staffordshire
ST90LF

Phone:

Email:

Submission: Objection

Comments: We wish to Object to the planning application, for the following reasons:-

Access

The properties at the bottom of Uplands Croft are positioned on a very sharp bend, and for entry and exit of drives visibility is limited whether turning right or left.

There are now an increased number of pedestrians crossing the top of the drives to and from Wetley Moor, plus people from the Meigh Road estate using the connecting footpath to Uplands Croft which necessitates extra caution. Over the last two years more families with young children have moved into Uplands Croft hence we have observed more children playing in the street.

When we carried out renovations to number 60 we had major problems with deliveries due to the sharp bend. The majority of materials had to be left at the top of the drive and moved down manually. The amount of materials needed for the proposed site along with a new access road to be built could cause major problems.

Neighbour Amenity Impact

The refused application 2019/0532 raised concerns about the amenity impact on occupants at No 58 and ourselves at No 60 Stating:- The concern here is the close proximity of Nos 58 and 60. The limited space between the two dwellings would be used as an access road for up to three, three bedroom dwellings which would attract the coming and goings of numerous vehicles, which would be out of character with the existing low-level usage of the site. Both numbers 58 and 60 have principal windows with their roadside facing front elevations, the new access would be close to the shared boundary, the principal windows and external amenity spaces and would likely create an unacceptable amenity impact by reason of disturbance, detracting from levels of amenity that residents could reasonably expect to enjoy.

The above still applies in respect of this current application. It has reduced to two dwellings but still has 8 vehicles. We are concerned that the space available between the two present properties which is only wide enough for one vehicle will cause a safety issue next to our boundary and a patio seating area (behind our garage). Added Concerns regarding the limited space: - HGVs/construction plant could very well cause damage to our property. Higher vehicles passing this section will cause a privacy issue as we have a large side lounge window.

The proposed boundary of laurel hedging will not stop our living area at the rear of our property and patio running across the back from being overlooked. The base level of our property is 5ft higher than the ground level of the proposed building site. These new dwellings will face the whole length of our garden with principal

windows on their frontage which will lead to a loss of amenity and outlook.

If the new road needs to be elevated due to the gradient down to the plots the ground would be higher than ours leading to concerns about drainage. The land on the boundary between us is always very wet and waterlogged already.

Ecology

The report states that the absence of reptiles is likely to be impacted by the disturbance and contamination of the reptile mats located around the proposed development site with a substance poisonous to wildlife. This is likely to be due to the timing of the use of proprietary weed killer and similar chemical agents by the applicant as stated in the agents report.

In the planning statement, supporting information 3, (note5) says the current site photographs included, contrary to the claims made within the Report, shows the site to be quite sparsely vegetated.

The photographs relate to only the very bottom of the plot which has been totally killed off.

There is a lot of wildlife present in and passing through the gardens, Badgers, Foxes (photos available) bats, owls, hedgehogs, toads, frogs and numerous wild birds (including woodpeckers, jays, nuthatches, thrushes, finches, and tits), and pheasants feeding in the garden throughout the day.

Tree Report

At the time of the date of this letter we do not recognise any of the photographs in Appendix B: as actually being of the plot at No 58. The agent reports that there is no reason to retain the trees, contrary to the tree survey which recommends the removal of T12 only.

Amenities

It is widely acknowledged in the area that the Doctors, schools and dentist are oversubscribed at present.

Other matters for consideration

With an estimate of 8 vehicles on the site where do visitors park? Space for 6 bins at the top of the drive for collection on recycling days.

We also have a large plot but as both the gardens to 58 and ours project into an area of open countryside we would deem this to be inappropriate development.

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