

SMDC Planning
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

Westerdale
Birchall Lane
Leek
Staffordshire
ST13 5RA

Dear Sirs,

2nd January 2022

Planning Application; SMD/2021/0825
Ultimate Investments Properties Ltd
Re: Wardle House Change of Use

We object to the above application due to the unsuitability of this property on the following points:-

- Business Use is not permitted on the Birchall Estate.
- The land registry records for the Birchall Estate dated 28th December 1922 states that:-
'none of the land or any building shall be used for any offensive noisy or dangerous trade business pursuit or occupation or any purpose which shall or may be or grow to be in any way a nuisance damage grievance or annoyance'
- Ultimate Investments Properties states no changes are required to the property.
The existing approved plan at Wardle House shows 'three parking spaces' including the garage.
The application states it will require 'six parking spaces'. This and turning provisions are not shown on their submitted plan.

Changes may also be required to make the building safe, provision for storage of waste, secure boundaries to the ancient woodland and implement other security measures required by planning and Ofsted.

- Loss of residential housing is against the Local Plan.
- Access to Wardle House is via a private un-adopted road intended for residential use.
The road is narrow, and its severe inclines make it inaccessible in severe weather.
- Environmental waste bin collection is not provided due to these issues, and waste is only collected in black bags from the nearest accessible point.
- Emergency services, commercial and specialist waste, laundry and food provision delivery vehicles would experience access and manoeuvring issues adding to the increase of daily traffic within the cul-de-sac.
- Staffordshire Police appear not to have been consulted.

We would appreciate your consideration of the above.

Yours Faithfully

G. P. Varley and S. E. Varley