
From: planningcomments@staffs Moorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2021/0825 Site Address: Wardle House Churnet Manor Close Birchall Lane Leek
Staffordshire ST13 5RY Leek Comments by: A. Sharratt

From:

Woodpeckers
Birchall Lane
Birchall,
Leek
Staffordshire
ST13 5RA

Phone:

Email:

Submission: Objection

Comments: Dear Mr. Ben Hurst,

1 INAPPROPRIATE ENVIRONMENT. Churnet Manor Close is a quiet cul de sac occupied by retired people, with minimal visitors. There are no children living there with whom the three children can enjoy integration and play, and there is no entertainment in the area to occupy them. So I feel that this application is well short of fulfilling the children's needs and social services' requirements for them.

Also the elderly retired residents in Churnet Manor Close welcome the peace and quiet which continually exists there. Their enjoyment of their home will be negatively impacted by the busy comings and goings and noise generated by business activities at numerous times of the day and night. This IS a 'material planning objection' I am concerned about, and I ask that it receives positive consideration please.

2 ACCESS & SERVICES. Access is over two joining private roads both of which are without usual street lighting, are narrow, lacking pavements and lacking passing places for traffic. In wintry conditions it's difficult for some traffic to gain access to properties, particularly to the low lying Wardle House itself. Delivery of food/laundry, and changeover of shifts for instance, medical attendees, inspectors and other visitors, including those to the children themselves, would further exacerbate the problems above already experienced in the lanes. SMDC has been denied permission to collect bins. Rubbish has to be put into bin bags - totally unsuitable for medical waste.

3 UPHEAVAL FOR THE CHILDREN IN CARE Whilst restrictive covenants are NOT material objections for planning authorities, in this case, the covenants are to prevent businesses being set up/rights of way to businesses over these private roads, and are legally binding. Any breach will trigger legal action by residents to rectify the position. I feel sure you will appreciate that the upheaval caused by any unthought through planning considerations of this nature, could be extremely unhelpful for the children, even detrimental to their mental well being.

5. ANCIENT WOODLAND OF 18 ACRES. Birchall Wood with stream, immediately abuts the rear boundary of Wardle House. There are Tree Protection Orders on all the trees, valuable as they are to the environment, hopefully not a temptation to children.

6 ENVIRONMENTAL BILL NO. 21. Set up on 9th November 2021, this rules that planners must consider the effect of global warming and polluting the environment when decisions are made. In this particular case, the addition of business traffic will increase the need to shunt backwards and forwards for quite a distance, to enable oncoming

traffic to continue their journey on this single file track. This will cause damaging emissions to pollute the environment. Can that be an acceptable situation under the restrictions of the Bill, which are for the benefit of all of us in saving the planet?

This is not an exhaustive list of problems I have covered, but I trust that from what I have outlined, you will draw the conclusion that indeed Wardle House and the surrounding areas are totally unsuitable for the children's needs, and it wouldn't be good to impose life in Churnet Manor Close on them, and that they surely deserve something better.

Yours sincerely,

A. Sharratt

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