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**To:** [Planning Comments \(SMDC\)](#)  
**Subject:** Comment Received from Public Access  
**Date:** 21 March 2022 17:15:30

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Application Reference No. : SMD/2021/0674

Site Address: 83 Lilac Grove Farm Folly Lane Cheddleton Staffordshire ST13 7DA Leek

Comments by: Mr M & Mrs JD Wheel

From:

80

Folly lane

Cheddleton

Leek

Staffordshire

ST137DA

Phone:

Email:

Submission: Objection

Comments: As one of the few houses that overlooks this proposed development we strongly object to these revised proposals under Application Number SMD/2021/0674, 83 Lilac Grove Farm, Folly Lane Cheddleton, due to the following material planning considerations.

¿ The new Semi Detached Cottages, on Plot;s 7 and 8 on plan 2021-2632-11 will overlook our property leading to a loss of privacy and a reduction in light to our house.

The proposed Semi Detached Cottages on Plot;s 7 and 8 are proposed to be built on land some 3.25 metres above the land on which our property is sited; this can be seen on drawing 2021-2632-33. This will lead to both the downstairs and upstairs windows to the west elevation of the proposed Semi Detached Cottage on plot 8 looking directly into our upstairs front bedroom windows, leading to a loss of privacy.

¿ The proposed layout as detailed on drawing 2021-2632-11 will have a negative impact on highway and road safety on Folly Lane.

Although the northern end of Folly Lane is 30mph the Consall end of the lane is 60mph. Cars often fail to slow down as they pass the 30mph sign and cars frequently pass our house / this site in excess of 50mph.

The proposed field access and parking for plot 8 will have a zero visibility splay looking south. This issue is less for tractors as their height allows them to see over the hedge to the south side of the entry, however a car would be unable to do this. With cars potentially traveling at 50mph as they approach the site there is a high probability that there will be a collision between emerging vehicles and vehicles using the Lane.

¿ The Layout of the proposal as detailed on drawing 2021-2632-11 is not in character with the majority of houses on Folly Lane, where houses to the eastern side typically sited some 15 metres from the Highway.

Plot;s 1,2, 7 and 8 are proposed to sit some 6 to 8 metres in front of Number 81 and 85 Folly Lane, we consider this to be detrimental to the general overall appearance of the houses on Folly Lane.

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