

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 27 December 2022 13:52:04

Application Reference No. : SMD/2022/0593 Site Address: Meadow Place Farm Brookfields Road Ipstones
Staffordshire ST10 2LY Stoke On Trent Comments by: Margaret Hesketh

From:

68
Brookfields Road
Ipstones
Stoke-on-Trent
Staffordshire
ST10 2LY

Phone:

Email:

Submission: Objection

Comments: Thank you for your letter of 7th December 2022 in connection with Planning Application number SMD/2022/0593 located at Meadow Place Farm, Brookfields Road, Ipstones, Staffordshire ST10 2LY.

I am writing to offer my views on the proposal, which I sincerely hope will be taken into consideration in the determination of the application.

Firstly, I should make it clear that I fundamentally object to and oppose the proposal.

The site location encompassing the proposed development sits directly adjacent to my home at 68 Brookfields Road, and shares a boundary along the eastern extent of the proposed development site. My firm opposition to the proposal is focused upon the following points:-

1. The proposed development site sits within the curtilage of a designated grade 2 listed building. I would advocate that there may be some detrimental impact upon the setting of the listed building as a consequence of the proposed development. The scale and open aspect of the garden space attached to the listed building represents an important remnant of the wider setting that would have existed historically within the immediate vicinity of the listed building. The retention of this element provides a buffer for the listed building itself, its character and its setting within the context of its immediate environment.
2. Whilst the proposed development site doesn't sit within the defined limits of the Ipstones Conservation Area, it directly abuts the existing boundary. The garden space of Meadow Hall Farm represents the largest area of contiguous undeveloped space along the western edge of the Conservation Area within the immediate locality. The loss of this open space to new development might be construed as creeping erosion of the integrity of the Conservation Area in its wider context.
3. The level of privacy I currently enjoy was a determining factor in my recent purchase of 68 Brookfields Road and I would assert that the proposed development would detrimentally impact upon my ability to maintain the levels of privacy I currently enjoy and those that can be reasonably expected within the curtilage of my own property.. The height of the development site is significantly raised above the level of my own property and any development within the outline of what is being proposed would invariably look directly downwards upon my house and upon 2 bedrooms, which would be directly facing the eastern extent of the development site. It is highly likely that this reduced level of privacy for myself and my neighbours would be significantly exacerbated should the development as outlined be two-storey as the height differential and aspect would be significantly increased. Without further details attached to architectural design of the proposed building, the level of the

negative impact upon my privacy cannot be precisely determined but given the proximity to my home of the proposed development and the existing height differentials between the two, I would assert that the impact would be significantly deleterious upon my home and myself regardless of any further details being furnished.

4. I would advocate that the use of Leylandii planting as hedgerow screening is generally inappropriate for the setting of the proposed development. At its current height of 3 metres (to be retained as per plan details provided) it is already above the height where a challenge could be legitimately made under the terms of existing High Hedges legislation. Further use of this particular species of plant as screening along the proposed development site boundaries at the height referred to would not assist in providing an element of privacy for existing properties and homeowners. In reality, this would simply increase the effect of being contained and effectively smothered by such a dominant and inappropriately utilised landscape feature.

In conclusion, I wish to convey to the Council in the strongest possible terms, my opposition to this development proposal.

My objections are based upon considerations of both the potential impacts upon the immediate locality and upon my own property and enjoyment of the same. On both counts, I firmly believe that the consequences of this proposed development would be significantly detrimental and personally damaging.

I wish to continue to enjoy my home in the way that I currently do, which is, I think, a reasonable expectation. I feel strongly that this proposal would severely compromise this personal aspiration and severely impinge upon my quality of life. As such, I consider the proposal to be highly inappropriate and unacceptable. Consequently, I strongly urge the Council towards refusal at this stage.

Yours Sincerely,

Mrs. Margaret Hesketh

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