
From: planningcomments@staffs Moorlands.gov.uk
Sent: 14 February 2023 09:59
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

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

ST9 0LF
Phone:
Email:
Submission: Objection
Comments: Re Application Reference No. : SMD/2021/0720

Site Address: 58 Uplands Croft,

Werrington,

Staffordshire

Stoke on Trent

ST9 0LF

Comments by Mr & Mrs Burn

60 Uplands Croft

Werrington

Stoke on Trent

ST90LF

Objection

Thank you for your email of 08/02/2023 asking if we wish to make further comments on the revised and / or additional information concerning the above application. We would ask that the following is considered in addition to our objection letter of 30/11/2021 (Since confirmed by SMDC that this will be done).

Yet again very little has changed, just to the site relating to the two new dwellings. Whereas the reasons for refusal of SMD 2019/0533 still apply and nothing has changed.

Neighbour Amenity

From the decision: The proposed vehicular access is shown to run in very close proximity to number 58 and 60 Uplands Croft, close to boundaries, principal windows and external amenity spaces. The close proximity of the access drive would result in a development that would likely create an unacceptable amenity impact by reason of disturbance and detract from levels of amenity that residents can reasonably expect to enjoy within a village setting. The application is therefore contrary to Policy DCI and the NPPF including sections 2 and 12. It concluded that it was considered to be unsustainable, and that the adverse impacts would outweigh any benefits that a small number of residential units would bring.

Access

We would reiterate the fact that large vehicles carrying building supplies could not turn or reverse into our drive due to the angle of the bend (even using the pavement opposite). This resulted in them unloading from the roadside to the top of the drive. The number of deliveries that would be required at the new development would cause major problems and safety concerns.

We cannot comment on the relocation of the street light as this information is not available to us. As Highways pointed out due to the other driveways and street furniture and utility apparatus, options for relocation are severely restricted.

Ecology

There has been an increase in the wildlife present in the gardens since November 2021. There was even a roe deer in the plot at number 58 last year.

Photographic evidence available.

Tree Report

The photos on the report No 11 Appendix B are not of No 58 Uplands Croft. Number 58's trees are listed to T14 where the Appendix photos are up to T22.

Site Visit

We are unsure as to whether a site visit has been carried out by a planning officer to gain an overall view of the proposed development site as a whole.

Amenities

Now that building has commenced on the 75 additional houses in Werrington, it will inevitably follow that the problem of doctors, schools and dentist being oversubscribed will be further exacerbated.

Regards H & C Burn

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