
From: planningcomments@staffs Moorlands.gov.uk
Sent: 14 May 2023 16:23
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2023/0132 Site Address: The Orchard Springfield Drive Leek Staffordshire ST13 6ET Leek Comments by: Dave Yallop Resident

From:

4
Deebank Heights
Leek
Leek
Staffordshire
ST13 6DQ

Phone:

Email:

Submission: Support

Comments: REF: Mr D. Yallop of 4 Deebank Heights, Leek, ST13 6DQ: Support statement for planning application SMD/2023/0132,

Dear Sir/Madam,

Following your notification letter of 21 March 2023 planning application, SMD/2023/0132 regarding the proposed extension to the Deebank Heights development.

Having read the objections, I feel that it is important to provide some balance and an objective opinion in support of this proposal.

As one of three properties that actually sit directly on the boundary of the proposed extended development, I stand to suffer the most inconvenience/disruption potentially caused by this development. The proposed addition of a single chalet type bungalow and the full refurbishment of the main house on the site will by definition impact on me and my property to a greater extent than anyone else.

With that in mind I still support this application and believe that it will provide yet another high quality home in a very secluded spacious plot. The seven existing chalet bungalows nearing completion have been sympathetically planned, laid out and built to a very high standard. By any objective measure they are well built spacious homes sitting on well proportioned plots. Developments of this quality are to be encouraged and applauded. The addition of a single dwelling tucked away in a more generous plot should be approved. When I consider the building density that is common on other development sites in the area, I believe that it is difficult to justify any suggestion that this additional single dwelling would in anyway constitute any form of 'Over Development.' Indeed one could argue that it is a positive conclusion to the Deebank Heights development.

With regard to the loss of trees. I see from the Arboriculture Report and the list of trees scheduled for retention and removal that the overwhelming number of trees are scheduled to be retained and that those scheduled to be removed are mostly category C or U. Many of which are dead, dying and unsafe and in need of felling regardless. I see no reason for the planning committee to oppose consent based on this proposed tree removal list. In fact (for public safety reasons) they should insist that those trees that are unsafe and those with significant deadwood should be removed as soon as possible.

Regarding the extension and refurbishment of the main house. Once again I believe that there are no grounds to reject the application. This is an older property that is badly in need of repair and refurbishment. This proposal is a text book example of sustainable redevelopment. Refurbishing the old house and at the same time extending it to make it more suitable as a quality dwelling is as sustainable as it gets. The alternative would be to let it stand empty promoting rapid deterioration and decline ultimately leading to demolition. This would be the worst possible outcome for all of the residents on Deebank Heights and Springfield Drive. Many developers would not look to refurbish such a property. They would look to maximise their return on the site and demolish the existing structure and put another for or five bungalows on a plot that size. Quite frankly I know what option I would prefer.

Those of you on the council and the planning committee that have not yet visited the site, You should do so before you pass judgement I suggest that you see for yourself the development and walk the site.

I urge the committee to approve this application.

Yours Sincerely

D.M.Yallop

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