ALTON PARISH COUNCIL

Councillor Jonathan Shepherd
Chairman

Selwyn Burton
16, Villa Road,
Cheddleton,
Leek,
Staffs.
ST13 7EA

14th September 2023

Dear Planning,

SMD/2023/0386

Alton Parish Council again strongly object to this application which is a variation on SMD/2021/0062. Removing the garage and making the living space even larger.

The council's objections to the original planning application still stand. They were that this site is outside the village development boundary, it obscures historical views of Alton from one of the ancient routes into the village and that Alton does not need more large houses such as this.

It is the parish council's opinion that when this application is considered by the planning committee it should be refused on the grounds outlined below.

Over 50 new builds have been approved in the village recently, mostly large houses such as this. No small cheaper houses for first time buyers or housing suitable for the elderly have been built for many years. This type of housing is not what is required in Alton.

You have also now met your housing quota and do not need to approve developments regardless of many negative concerns.

Alton lost its bus service since this application was first approved. Policy C1 of the new Local Plan states that you cannot approve developments where the transport infrastructure is not available to meet the requirements of the development.

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Policy DC3 of the new Local Plan states that you should resist any development that would lead to a prominent intrusion into the countryside or have a significant adverse impact on the character or setting of the settlement.

Policy SO2 states that the development should help to mitigate and adapt to the adverse effects of climate change. SMDC have committed to becoming carbon neutral by 2035 and so far, it has been noted that very little headway has been made to achieve this goal. The development shows no initiatives in its design to help mitigate climate change and it goes against everything that Policy SO2 was designed to address.

Furthermore, the residents of this development will be solely reliant on the motor vehicle to travel out of Alton for work, education and leisure activities. By granting permission for developments such as this you will not meet your target or your commitment.

Yours faithfully,

Selwyn J. Burton
Clerk to Alton Parish Council