

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 07 October 2023 10:13:41

Application Reference No. : SMD/2023/0194

Site Address: Land Off Tongue Lane Brown Edge Staffordshire ST6 8UH

Comments by: C & A Rudall

From:

Chapel House
Tongue Lane
Brown Edge
Stoke on Trent
Staffordshire
ST6 8UH

Phone:

Email:

Submission: Objection

Comments: We are objecting to this planning application. In 2017 a planning application to build 2 houses was submitted for the same piece of land. This application was refused for the following reasons which remain unchanged:

1. The site is in the Green Belt and under Section 9 of the National Planning Policy Framework (NPPF), new dwellings are considered to be inappropriate development unless they fall within one of a number of categories of development. The proposal does not fall within any of those categories; The Council considers that no very special circumstances exist.
2. The application site is not considered to be in a sustainable location as it is in an area with no nearby shops or public services (including public transport) or shops or public services easily and safely accessible via walking and cycling. The proposal is therefore contrary to Section 10 of the NPPF.
3. The proposed dwelling on the east part of the site, by virtue of the size and length of the east flank wall and first-floor bedroom window positioning would significantly harm the residential amenities of the neighbouring residential property to the east, Chapel House by way of overdominance and loss of privacy;
4. Policy DC1 of the Core Strategy requires development to be designed to respect the character and appearance of the site. The proposed dwellings would be sited close to large trees close to the site boundaries which contribute positively to the character and appearance of the area. There is potential harm to the trees as a result of the development and such harm would be detrimental to the character and appearance of the area. The application therefore conflicts with Policy DC1.

Further comments:

Overdominance: We live in Chapel House and will be impacted by overdominance and loss of privacy as the land is between 1.5-2 metres above our land. The proposed development is very close to our shared boundary with north and east facing windows at ground and first floor level overlooking our property. We would strongly oppose a plan that is overdominant in relation to Chapel House.

Disposal of sewage: The proposal does not cover how this would be undertaken. A number of properties in the area use septic tanks; this is of particular concern to us as our land is well below the level of the proposed development. The application states that surface water will be disposed of using a soakaway, which suggests that the intention is to have a septic tank for sewage disposal.

We are concerned that the existing building on the site may contain asbestos. We would ask that this be investigated by an appropriately qualified engineer and that it be safely demolished and removed.

We note that the existing condition of the plot is unsightly. There is evidence of extensive Himalayan balsam on the site. Himalayan balsam is an invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981. It is an offence to plant or otherwise allow this species to grow in the wild.

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