

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 20 October 2023 19:35:42

Application Reference No. : SMD/2023/0489

Site Address: Land To Rear Of Rosedale 403 Cheadle Road Cheddleton Staffordshire ST13 7BH

Comments by: Richard Lawton

From:

405
Cheadle road
Cheddleton
Leek

Phone:

Email:

Submission: Objection

Comments: After recently objecting against the first application, I would again like to object against this updated proposal of housing development. As previously stated this application is going to be a tight narrow access developed in the garden of an existing property. Although this has been reduced from 4 houses to 3, it does not get away from the access issues, and severe loss of privacy. Being large in scale, dense, and overdeveloping current housing, the proposal would still result in a cramped form of development which would be out of keeping with and would detract from the spacious character and appearance of the area. Rosedale 403 is a stunning property which would be ruined by this development along with all neighbouring properties. This overdevelopment of the site would create access and parking issues within the site as well as a loss of amenity for us neighbouring houses, including Rosedale itself. Although changes to the plan have been made this would still result in loss of daylight, privacy, outlook, and overbearing visual impact. As stated in the previous objecting decision contrary to policy DC1 of the Staffordshire Moorlands Local Plan 2020 and advice within the NPPF. As a resident on this busy road, it is bearable to put up with the traffic and being close to the AP Proteins site due to our outlook at the rear of the property. Sheep are kept on the field and although a bat survey resulted in no evidence I actually had one on my car on the drive. I can provide photo if needed, along with pictures of great crested newts on our back patio. Our privacy and outlook aside, the main worry would be access on this busy main road. Line of site is already difficult without the increase of 9 more bins, atleast 6 more cars and with still no real room for visitors or growing families. This is why rosedale is currently an in/out driveway design and if a car was turning into the junction as another was exiting this could result in a serious road traffic accident as previously seen back in 2021 outside the oaks development. I think when the council last visited the site it was clear how busy the road is, how narrow the access actually is and how unsuitable this proposal or any future proposals are to the location. I hope you take my and my neighbours comments into consideration along with the previous decision to object the planning application.

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