

Fern Cottage,
Stanley Village,
Stanley,
Stoke on Trent,
Staffordshire,
ST9 9LX

7th of January 2024

Your Reference: Application Number SMD/2023/0632

Dear Sir or Madam,

I am the owner and resident of Fern Cottage. Having lived here for many years and witnessed considerable changes to the village, I have a number of concerns regarding the planning proposal:

- The narrow access track, which was never intended for modern vehicles, is a particular concern, as it runs directly alongside my property at around head height. An increase in the volume of traffic would mean a commensurate increase in disturbed dust and debris affecting the door and three windows along that side of the building, which are frequently open to allow for necessary ventilation. There have been many occasions in the past where delivery and other vehicles have caused damage to the hedges and walls, even dislodging wall-stones, and this can only become more likely with the proposed increase in use.
- When the Travellers Rest public house is busy, particularly in the evening, vehicles park along the road right up to the mouth of the track on both sides, making visibility and manoeuvring to enter and exit considerably more difficult given the narrow road through the village. Increased use of the track will inevitably mean an increase in risk for both vehicles and pedestrians.
- Fern Cottage is an old, traditionally styled residence with low beamed ceilings and relatively small windows, especially so at the rear of the building where there are only two ground floor windows. These rear-facing windows were prohibited from having clear glass at Mr. Pierpoint's insistence, resulting in an already reduced amount of light entering the house through the coloured or patterned panes. A property built so close to back of mine will inevitably block a great deal of the available light, made even worse should the residents add fences, walls, hedges, summerhouses and suchlike: the interior of my home will be darkened substantially. Although the planning statement makes particular mention of the windows of Poppy Cottage, the presence of my windows, and the impact thereon, seems to have been overlooked.
- In addition to Fern Cottage being a relatively low building, the local topography results in an elevated ground level behind it. This will make any new buildings tower above my property. In addition to the considerable impact on light mentioned above, this would also mean that the parking and turning areas shown on the plan, which are extremely close to the back wall, will place vehicles at such a height that their lights will inevitably shine directly through my rear windows and into the kitchen and living room. Vehicle noise will be considerable and close by, and the headlamps, reversing and brake lights will be an intrusion causing great disturbance in the evenings.
- My late husband made a soakaway adjacent to the rear wall, to alleviate issues with damp and lying water caused by the ground there being so far above the floor level of the house. I am greatly worried that this will be overwhelmed by the planned construction which will effectively pave over the vast majority of absorbent ground nearby, resulting in damage to my property.

- I am particularly surprised at reference to the land becoming “isolated”. That has been the choice of Mr. Pierpoint: over many years myself and my husband, the previous owners of Fern Cottage (Mr and Mrs Kirkham), and all the previous owners of both Ivy Cottage and Poppy Cottage (formerly named Rose Cottage) have consistently approached Mr. Pierpoint to discuss purchasing portions of land, to create gardens to the cottages. All such requests have consistently been refused.
- There are existing verbal agreements to allow residents access to the rear of their properties to conduct essential maintenance etc., something I fear may be lost should houses be built and subsequently sold.

Stanley Village is a conservation area, so must every field or piece of land be built on? The benefits to all of open and natural areas are self-evident, yet here are being ignored in order to squeeze buildings and cars into a barely suitable space. As a lady in my twilight years I should like to enjoy the time I have in relative peace and quiet, not listening to constant noise outside my darkened lounge window.

My thanks for taking the time to read my objections.

Yours faithfully,

Ann Hancock (Mrs.)